

Application Recommended for Approval
Briercliffe Ward

APP/2018/0407

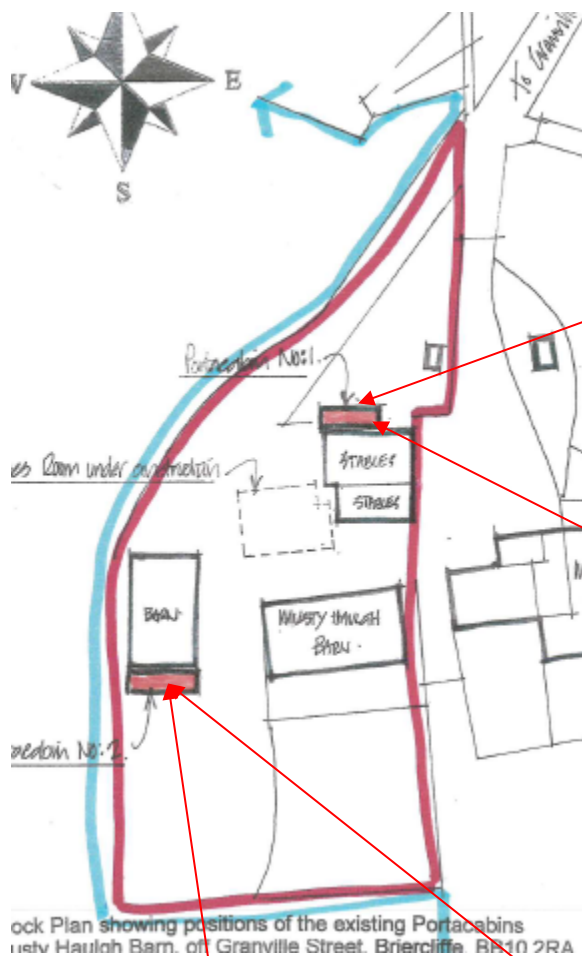
Full Planning Application

Retention of 2no. portacabins used for storage

MUSTY HAULGH BARN GRANVILLE STREET BRIERCLIFFE

Background:

The proposal is for retrospective permission for the siting of two portacabin structures which have been in situ since the beginning of 2016 at Musty Haulgh Barn in the countryside, approximately 110m to the east side of Heasandford Industrial Estate.



Portacabin next to stables



Portacabin next to agricultural building

The portacabin adjacent to the existing stables (7.3m long x 3.0m wide) is used to keep hay and straw in association with the use of stables on the site. A letter from a veterinary practitioner is submitted with the application to explain the need to keep the hay and straw out of the stable building to aid air flow and air quality. The white coloured portacabin on the south side of an existing agricultural building (9.7m long x 3.0m wide) is used for private storage for the applicant.

Relevant Policies:

Burnley's Local Plan (July 2018)

SP1 – Achieving sustainable development

SP4 – Development strategy

SP5 – Development quality and sustainability

EMP7 – Equestrian development

IC1 – Sustainable travel

The National Planning Policy Framework

Site History:

12/88/0559 - Conversion of barn and outbuilding to form private dwelling. Refused October 1988.

12/89/0534 – Conversion of barn and outbuilding to form private dwelling. Approved August 1989.

NOT/2000/0101 – Prior approval application for the erection of agricultural building for the storage of machinery. Approved March 2000.

APP/2004/1231 - Proposed conservatory to rear. Refused December 2004.

APP/2008/0687 - Proposed commercial riding arena & stables. Approved November 2008.

APP/2016/0090 – Proposed conversion and extension of existing garage to create games/leisure room/gym. Approved April 2016.

APP/2017/0168 – Lawful development certificate relating commercial riding arena. Withdrawn.

APP/2018/0351 - Rebuilding and extension of existing garage to create games/leisure room/gym. Approved September 2018.

Consultation Responses:

LCC Public Rights of Way Officer

No comments received to date.

Councillor Dack

A letter of support has been received on the grounds that the buildings once painted would be unobtrusive to their surroundings and are justified for the purposes of hay storage for horses which suffer from colic.

Publicity

A letter of objection has been received from a neighbour to the site, making reference to works that's have previously been carried out at the site and to the use of a large building on the site and to the obstruction of a public right of way through the site.

Planning and Environmental Considerations:

Principle of proposal

The application site is situated outside of development boundaries and in open countryside as identified on the Policies Map of Burnley's Local Plan (adopted July 2018). Policy SP4 states that in the open countryside development will be strictly controlled. In this case, the proposal is partly required to support an existing stable use and in part to provide ancillary private storage for the applicant. The main considerations relate to the visual impact of the development on the rural area.

Visual impact in the countryside

Policy EMP3 relates to equestrian development and permits stables and equestrian facilities where, amongst other things, they are closely related to existing farm buildings. In this case, one of the two portacabins is used to store hay and straw to be used at the stable building it stands against. Separate storage has been found necessary for the well-being of the horses and the portacabin has been conveniently positioned next to the stables for ease of use. Whilst the portacabin structure has an untidy appearance from the flaking of blue paint, it is reasonably well screened by trees and appears to form part of the existing cluster of buildings adjacent to Musty Haulgh Barn. Its poor appearance can be improved by painting the elevations in a dark green colour.

The second portacabin is used for general private storage by the applicant. Given that the portacabin sits adjoining existing structures (an agricultural building and a polytunnel) as well as the garden and property at Musty Haulgh Barn, it does not appear prominent or significantly affect the openness or character of the rural area. The use of a dark green colour to the elevations of the portacabin would similarly minimise its visual impact against a backdrop of other buildings.

Impact on residential amenities

Policy SP5 seeks to ensure that development protects existing residential amenities. The siting of the portacabins and their use for keeping hay/straw and private storage would have no significant impact on the outlook or amenities of neighbouring properties.

Public Right of Way

Policy IC1 seeks to ensure that existing rights of way are retained and where appropriate, improved or rerouted. Public Footpath No.163 passes through the site. A stoned path maintains a public right of way through the site and around an agricultural building and continues around the white portacabin shown in the photos below and continues around a polytunnel and horse arena. The siting of the portacabin has not significantly affected the existing path although the line of this path appears to be a diversion of the definitive route. The Ramblers Association has been consulted and no comments have been received. Given that the stoned path provides a convenient path around the site, it is unlikely that walkers would be significantly affected by the siting of the portacabin. Comments have, however, been sought from the Public Rights of Way Officer at Lancashire County Council and will be reported in late correspondence.

Public Footpath routed around existing buildings and portacabin



Other issues

The site is adjacent to but outside the River Don-Brun Valley Biological Heritage Site (BHS) and is unlikely to have any ecological impacts on the BHS and wildlife corridor.

Conclusions

The proposed portacabins are a modest size and sited within an existing group of buildings. The use of the portacabins for keeping hay/straw and private storage does not introduce new uses to the site and subject to the painting of the portacabins to match the existing dark green buildings, their visual impact on the countryside would not be significant. The proposal is therefore acceptable subject to conditions and a note regarding the public right of way through the site.

Recommendation: Approve with conditions

Conditions

1. The development hereby permitted shall be carried out in accordance with the following approved plans: 18/109/4, 18/109/3, 18/109/2 and 18/109/1, received on 23 August 2018.
2. The portacabins shall be used for private storage ancillary to Musty Haulgh Barn only, including the storage of hay and feedstuffs associated with the keeping of private horses and shall not be used for any commercial purpose.
3. Within two calendar months from the date of this permission the external elevations of the portacabins shall be painted in a dark green colour. The portacabins shall thereafter be repainted in a similar colour as necessary to retain a neat, tidy and dark green appearance.

Reasons

1. To ensure the development is implemented in accordance with the approved plans and to avoid ambiguity.
2. To ensure the satisfactory implementation of the proposal and to safeguard the residential use of the site, in accordance with Policy SP5 of Burnley's Local Plan (July 2018).

3. To ensure a satisfactory appearance to the development within an area of countryside, in accordance with Policy SP5 of Burnley's Local Plan (July 2018).

JF

5/11/2018