

DELEGATED REPORT

Report by Jennie Townsend	Date of report: 28/01/2026	Ref: 72526/FUL
Registration: 12/12/2025	LDfC: 08/01/2026	Expiry Date: 06/02/2026
Site Visit: 16/12/2025	Site Notice: 16/12/2025	Press Date: 18/12/2025
Objections: 0	Con Area: HOLC	Adv Type: CA
Reason for Delay: N/A		EIA: NA Dec Level: DEL Stat Class: MIOT

Proposal: Retention of tack room and its proposed cladding/roofing

Location: Riding For The Disabled Association, Moor Road, Ramsbottom, Bury, BL8 4XX

Description

The application site relates to a riding centre which is located on the edge of Holcombe Village and is within the Green Belt, Landscape Character Area and West Pennine Moors and the Holcombe Conservation Area.

The site is accessed via Moor Road, an unmade and unadopted access road which is a designated bridleway and leads to residential properties, Higher Barn House and Higher Barn being the closest to the north of the site. To the east and at a lower level is the Emmanuel C of E Primary School which fronts Helmshore Road and to the south is Higher House Cottage and Higher House at the lower end of Moor Road. To the west, the land rises steeply from the site and is part of Holcombe Hill.

The riding school comprises a number of buildings and facilities which would be expected of a facility of this type, namely an indoor and outdoor riding arena, stables and stores. The buildings are located more or less centrally within the site, close together around the indoor and outdoor arenas and there is a concrete stable yard which leads from the access off Moor Road into the site.

One of the facilities relates to a container which forms part of this cluster of buildings, and is used as a tackroom. The container is located adjacent to a stable block and the indoor arena on the eastern side of the site.

A temporary consent for 5 years was granted for the tackroom in 2020. The permission required what was a container structure to be clad in timber with a felted roof. This was carried out and has been retained as such.

The container has a footprint of 14.12 sqm and is 2.6m high and is used as a safe store for tack equipment. It is clad in timber boarding and has a felt mono-pitch roof.

The application seeks the permanent retention of the tack room.

The applicant states that the tack room has remained in use as a vital, secure and weather proof facility to store horse equipment.

Relevant Planning History

64955 - Retention of welfare unit with associated landscaping to form welfare and security accommodation (Temporary consent for 5 years) - Approve with Conditions 29/07/2020

65533 - Retention of tack room and its proposed cladding/roofing. - Approve with Conditions 11/11/2020

70856 - Relocate stable block to land at the rear and addition of a memorial clock tower to existing stable block - Approve with Conditions 11/09/2024

Publicity

Letters sent to 27 properties on 15/12/25

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Site notice dated 16/12/25

Press advert 18/12/25

One support - no comment made

Statutory/Non-Statutory Consultations

Traffic Section - No objection

Borough Engineer - Drainage Section - No response received

Environmental Health - Contaminated Land - No comments to make

Conservation Officer - No objection

Public Rights of Way Officer - no response received

Greater Manchester Ecology Unit - No objection

Natural England - No objection

Pre-start Conditions - Not relevant

Development Plan and Policies

NPPF National Planning Policy Framework

EC4/1 Small Businesses

EN1/1 Visual Amenity

EN1/2 Townscape and Built Design

EN2/1 Character of Conservation Areas

EN2/2 Conservation Area Control

EN9/1 Special Landscape Areas

OL1 Green Belt

OL1/2 New Buildings in the Green Belt

OL4/7 Development Involving Horses

OL7/2 West Pennine Moors

HT5 Accessibility For Those With Special Needs

HT5/1 Access For Those with Special Needs

SPD8 DC Policy Guidance Note 8 - New Buildings in the Green Belt

SPD10 Planning for Equestrian Development

JP-C2 Digital Connectivity

JP-G1 Landscape Character

JP-G9 The Green Belt

JP-S2 Carbon and Energy

JP-P7 Sport and Recreation

Issues and Analysis

The following report includes analysis of the merits of the application against the relevant policies of both the National Planning Policy Framework (NPPF), the adopted Places for Everyone Joint Development Plan Document (PfE) and the saved policies within the adopted Bury Unitary Development Plan (UDP), together with other relevant material planning considerations.

The policies of the UDP that have been used to assess this application are considered to be in accordance with the NPPF and as such are material planning considerations. For simplicity, just the UDP and PfE Policies will be referred to in the report, unless there is a particular matter to highlight arising from the NPPF where it would otherwise be specifically mentioned.

Equality Act 2010: All planning applications are considered in light of the Equality Act 2010 and associated Public Sector Equality Duty, where the Council is required to have due regard for:

The elimination of discrimination, harassment and victimisation;

The advancement of equality of opportunity between persons who share a relevant protected characteristic and person who do not share it;

The fostering of good relations between persons who share a relevant protected characteristic and person who do not share it; which applies to people from the protected equality groups.

Human Rights: All planning applications are considered against the provisions of the Human Rights Act 1998.

Under Article 6 the applicants (and those third parties who have made representations) have the right to a fair hearing and to this end full consideration will be given to their comments.

Article 8 and Protocol 1 of the First Article confer a right to respect private and family life and a right to the protection of property, ie peaceful enjoyment of one's possessions which could include a person's home, and other land and business assets.

In taking account of the Council policy as set out in the Bury Unitary Development Plan 1997 and all material planning considerations, it is concluded on balance that the rights conferred upon the applicant/ objectors/ residents/ other interested party by Article 8 and Article 1 of the First Protocol may be interfered with, since such interference is in accordance with the law and is justified in the public interest. Any restriction of these rights posed by refusal/ approval of the application is legitimate since it is proportionate to the wider benefits of such a decision, is based upon the merits of the proposal, and falls within the margin of discretion afforded to the Council under the Town & Country Planning Acts.

The Crime and Disorder Act 1998 imposes (without prejudice to any other obligation imposed on it) a duty upon the Council to exercise its functions and have due regard to the likely effect of the exercise of its functions on, and the need to do all that it reasonably can to prevent crime and disorder in its area. In so doing and on making planning decisions under the Town and Country Planning Acts, the material Planning considerations shall have due regard to the provisions of the Crime and Disorder Act 1998 and its implications in the exercise of its functions.

Green Belt policies and principle

Paragraph 153 states that local planning authorities should ensure that substantial weight is given to any harm to the Green Belt, including harm to its openness. Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. 'Very special circumstances will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.

Para 154 states that development in the Green Belt is inappropriate unless it meets one of the exceptions which includes b) the provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport, outdoor recreation etc as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it.

UDP Policy OL1/2 - New Buildings in the Green Belt states that the construction of new buildings is inappropriate development unless it meets one of the listed exceptions, which includes b) essential facilities for outdoor sport and recreation which preserve the openness of the Green Belt. Examples of such facilities include small changing rooms or unobtrusive spectator accommodation or small stables.

UDP Policy OL4/7 - Development Involving Horses states that the keeping of horses for recreational purposes or as part of commercially based equestrian activities will be considered acceptable where it would not have an adverse effect on the appearance of the rural areas. In particular, high standards of design, construction and maintenance will be expected as part of any development proposals.

The proposed development would provide a secured building in association with an existing recreation facility. It would be sited directly adjacent to the existing indoor arena and behind the stable block close to and viewed against the backdrop of existing buildings. It is therefore considered that the proposed siting of the container would preserve the openness of the Green Belt and would not conflict with the purposes of including land in it.

Heritage and Conservation principles

Para 207 of the NPPf states that in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.

Para 210 states that in determining applications, local planning authorities should take account of: a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and c) the desirability of new development making a positive contribution to local character and distinctiveness.

UDP Policies EN2/1 - Character of Conservation Areas and EN2/2 - Conservation Area Control policies only support proposals where it can be demonstrated that development would preserve or enhance the special character of the area. Proposals will encourage measures to retain, replace and restore features of historical and architectural interest, remove dereliction and bring unused land or buildings back into beneficial use, have regard to the special character of the surrounding area and in the case of re-use of buildings or introduction of new uses, the impact of the proposal on the character or appearance of the area and the fabric of the existing building.

The tackroom is sited within the context of, and adjacent to the existing stables and indoor arena and with the proposal for timber boarded cladding and mono pitched felt roof it has the appearance of a stable building within a group of others. The use of the building would be consistent and appropriate to the context of the site and would provide a secure and beneficial facility for the riding school, enabling the facility to continue to contribute a valuable facility for the local and wider communities.

The physical size and scale of the development would be relatively small scale within the context of the wider Conservation Area and the site itself and in considering the proposed relocation of the building and visual conversion, it is considered there would be no harm caused to that part of the conservation area and as such would preserve its character and appearance.

It is therefore considered that the proposed development would continue to preserve the special character of the Conservation Area and would comply with the principles of the NPPF and UDP Policies EN2/1 and EN2/2.

Siting and visual impact

The unit is located within the cluster of buildings which form the riding school. From the east and south, it would be viewed against the context of the indoor arena and stable block, from the west it would be screened by the arena and from the site entrance and the north, hidden from views by the stable blocks which form a linear row along the arena building.

Given its setting and proximity to the other built forms on site it would be viewed as a modest and appropriate build within the riding school. The tack room is timber cladded with a felt roof which is considered appropriate within the context of the equestrian setting and within the Green Belt and Conservation Area

It is therefore considered that the proposed siting would not have a detrimental, negative or damaging impact on views and visual amenity of the area and would comply with UDP Policies OL1/2, OL4/7, EN9/1, SPD8 and SPD10 and the principles of the NPPF.

Impact on residential amenity

The nearest properties are 50m or more away. Given the setting of the tackroom within the site and intervening landforms and landscaping it is considered that impacts on nearby occupiers would not be significant.

Ecology

Summary

There are no ecological issues associated with this development.

Proximity to West Pennine Moors SSSI

GMEU are satisfied that it is very unlikely that there will be any effects to the West Pennine Moors SSSI, located approximately 250m to the west. The tack room is already in place and screened from the SSSI by existing buildings.

Wildlife Issues

The applications for retention of an existing container. Retention would have no effect on protected, priority or other wildlife. No further information or measures are required. Contributing to and Enhancing the Natural Environment & Biodiversity Net Gain (BNG) Section 187 of the NPPF 2024 states that the planning policies and decisions should contribute to and enhance the natural and local environment. 10% BNG is mandatory under Schedule 7A of the Town & Country Planning Act 1990 (as inserted by schedule 14 of the Environment Act 2021).

The container is already in place, located on to hardstanding around about 2020. The site had no ecological value prior to installation and negligible ecological value now. There are no wildlife issues.

GMEU are satisfied that the development is exempt from mandatory biodiversity net gain under the de minimis rule as the site had no value prior to installation and in any event would appear to have been granted temporary permission, prior to BNG becoming mandatory.

Technically some form of enhancement could be required, but given the scale of the development and lack of any ecological value associated prior to installation, GMEU are satisfied that no measures are necessarily required. If the LPA would however wish to apply measures, one bird box would suffice.

JP-S2 - Carbon and energy

The applicant states that the whole site at the Riding Centre was subject to a review in 2024 by an independent Energy Advisor provided by the Department for Culture Media and Sport (DCMS) in readiness for an Energy Efficiency grant. Whilst improvements were made in terms of energy efficiency at the Riding Centre with funding from DCMS, no action was identified for this Tack Room store. The tack room is a draft proof, airtight metal shipping container. Given the character of the proposed development it is considered that additional energy saving measures are unnecessary and unreasonable to request in this case.

JP-C2 - Digital connectivity

High speed full fibre broadband is not available as yet to this post code area. The broadband network is due to be upgraded soon. The Riding Centre has registered for notification when the network is available but no date known as to when full fibre will be available. This is considered reasonable and no further action is required.

Conclusion

Given the setting of the tackroom and character of development the request to retain the tackroom permanently is considered reasonable and acceptable.

Statement in accordance with Article 35(2) Town and Country Planning (Development Management Procedure) (England) (Amendment) Order 2015

The proposal complies with the development plan and would improve the economic, social and environmental conditions of the area. It therefore comprises sustainable development and the Local Planning Authority worked proactively and positively to issue the decision without delay. The Local Planning Authority has therefore implemented the requirement in Paragraph 38 of the National Planning Policy Framework.

Recommendation: Approve with Conditions

Conditions and Reasons:

- 1 This decision relates to drawings -

Location plan dated 6-Nov-2025
Existing layout plan MHRS-10
Proposed site plan MHRC-RYD-ZZ-00-DR-A-1002 P4
Proposed tackroom elevations MHRC-RYD-00-XX-DR-A-3610 P1

and the development shall not be carried out except in accordance with the drawings hereby approved.

Reason. For the avoidance of doubt and to ensure a satisfactory standard of design pursuant to the policies of the Bury Unitary Development Plan and Places for Everyone Joint Development Plan listed.

- 2 The building hereby approved shall be maintained as a timber clad building for as long as the building remains on site.

Reason. In the interests of visual amenity pursuant to policies EN1/2, EN2/1, EN2/2 and OL4/7.

<u>Case Officer</u> JT 28/1/26	<u>Date</u>	<u>Sign off Officer</u> DM 28/01/2026	<u>Date</u>
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