

PLANNING STATEMENT

PROJECT: NEW STABLE DEVELOPMENT

LOCATION: LAND TO THE REAR OF 104 BURY NEW ROAD, BURY

CLIENT: PHIL JOHNSTON

OUTLINE BRIEF: REDEVELOP EXISTING BUILDINGS TO FORM STABLE UNITS, TACK & STORES



PLANNING STATEMENT

The purpose of the proposals are to bring the derelict parts of the site back into use by way of regeneration of built up areas and reuse of the agricultural lands for the purpose of animal welfare in the housing and exercise of up to 8 horses.

The purpose of this statement is to outline the justification of this proposal in relation to Green belt matters.

The development proposes the reuse of an existing agricultural site used for farming animals to be redeveloped to allow for the welfare and exercise of horses. The existing built forms are considered to be a poor standard and have a negative impact on the environment and surroundings. The proposals would look to consolidate the built forms into one building in a concentrated area of previously built-up developments. These built forms will consist of a U-Shaped stable for the housing of the horses and the storage of tack and feed. There will also be replacement and relocation of fencing and the formation of some hardstanding for access and parking.

Designs have been carefully considered to ensure minimal impact on the openness and undeveloped areas of the site. The proposal sits on a sloping site with low level buildings allowing buildings fronting Bury New Road to overlook the development and see the landscape beyond without an impeded view.

When reviewing the national Planning Policy framework and specifically paragraph 145. The proposals should be considered an exception for the following reasons.

1. The buildings and site will be used for Agricultural and outdoor recreational purposes.
2. The proposals will reallocate existing development and will not result in a disproportionate addition over and above the original buildings.
3. The replacement of buildings will be of a similar use for the welfare and care of animals.

Under paragraph 146 the application should also be considered under 146 (e) with a design appropriate to preserve the openness of the site.