DELEGATED DECISION REPORT

SMD/2016/0462	**LIME TREE FARM**	**CHANGE OF USE OF**
Valid 25/07/2016	**CLEWLOWS BANK**	**AGRICULTURAL BUILDING TO**
	BAGNALL	**ENCLOSED MANÈGE**
		(FULL - MINOR)

MAIN ISSUES

- Green Belt
- Neighbour Amenity
- Public amenity – public footpath right of way alongside
- Highways

DESCRIPTION OF SITE

Lime Tree Farm comprises an extended series of largely equestrian related facilities occupying a c.0.7ha site projecting into open rural farm fields to the North East of Clewlows Bank, Bagnall. The village centre is c.400m to the SW. The farm site slopes to the N and NE to overlook the valley occupied by Stanley Pool and looks across to Stanley on a similar level c.1km opposite to the North.

PROPOSAL

The proposal is for the change of use of an existing agricultural building to an indoor riding manège.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Core Strategy Development Plan Document (Adopted 2014)

S01 Spatial Objectives
SS1 Development Principles
SS1a Presumption in Favour of Sustainable Development
SS6c Other Rural Areas Strategy
SD1 Sustainable Use of Resources
DC1 Design Considerations
R1 Rural Diversification
T1 Development and Sustainable Transport

National Planning Policy Framework

Paragraphs 1 to 17
Sections
7 – Requiring Good Design
9 – Protecting Green Belt Land

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/2015/0443 – retention of agricultural building – approved
SMD/2014/0575 – change of use of existing agricultural building – withdrawn
SMD/2010/0797 – agricultural building – approved
[the above three relate specifically to the building subject of this application]
SMD/2010/0196 – outdoor manège [alongside to NW] – approved
SMD/2010/0127 – agricultural storage building – approved
SMD/2009/0514 – beef rearing building – withdrawn
SMD/2007/1191 – change of use of barn to 12 stables – approved
SMD/2007/0544 – retention of livery stables, staff mess and changing facilities; tackle room, storage and drying room – refused
SMD/2006/1367 – as above – refused
SMD/2006/0703 – Change of use of garage loft space to changing facilities, change of use of farm buildings to stables and erection of new stables (retrospective) – refused
SMD/2006/0216 – Change of use of garage loft space to changing facilities, change of use of farm buildings to stables and erection of new stables (retrospective) – refused

CONSULTATIONS

Publicity

Site Notice expiry date: 7th September 2016
Neighbour consultation period ends: N/A
Press Notice: N/A

Public Comments

None

Town / Parish Comments

Bagnall Parish Council – support

OFFICER COMMENTS

Principle of Development

The proposal is for the re-use of an existing building. Policy SS6c is to strictly control development in the Green Belt in accordance with national policy. Paragraph 90 of the National Planning Policy Framework (NPPF) provides for "the re-use of existing buildings provided that the buildings are of permanent and substantial construction and provided that the development preserves the openness of the Green Belt and does not conflict with the purposes of including land in the Green Belt". The building is of recent modern substantial construction and its change of use will not alter its physical impacts on the openness of the Green Belt. The proposal is found acceptable on these counts.

Policy R1 provides for development in the rural areas subject to an assessment of the extent to which, broadly, the proposal safeguards the countryside and promotes

sustainable diversification of the rural economy. R1 requires that wherever possible development should be within suitably located buildings appropriate for conversion.

Design
The existing building has upright timber boarding on all sides with, at-present, an open skirting of variable height relative to ground level which falls from SW to NE. It is proposed with this application to extend the boarding to ground level. The previous (SMD/2015/0443) approval comprised a skirting wall of pre-cast concrete panels. This latter form might normally be preferred as division of materials in this way can help reduce the visual mass. However, in this location with little scope for public view of this detail at close quarters – the public footpath to the SW is bounded by hedge / tree growth – and subject to completion of landscape planting to the NE aspect, as first required by permission SMD/2015/0443, either approach is considered acceptable.

Amenity
The nearest residential neighbour is at Lime Tree House c.100m to the west. The houses which line Clewlows Bank are c.190m to the SW. Vehicular access to the site follows the existing farm access lane which joins with Clewlows Bank between the residential properties known as The Mount and Ivy Cottage. The application expressly states that the proposed development would be to serve users of the existing stable yard without holding events and without use of tannoys etc..

Highway Safety
County Highways were not specifically consulted on this application. However it is considered that the proposal does not raise any significant likelihood of new additional traffic over and above that which may be reasonably expected with the existing site equestrian usage. In the event of approval it would be important to restrict usage by condition to a role ancillary to the existing livery stables at the premises. Surfaced yards in and around the existing buildings give extensive scope for parking for users of the stables.

CONCLUSION / PLANNING BALANCE
In terms of Green Belt the proposed change of use accords with the policy for change of use. The design change in terms of the wall material to the skirting is considered acceptable in this location subject to landscaping. To safeguard public and neighbour amenity it would be important that the proposal should not introduce any significant intensification of use with particular consideration of traffic and noise. The application expressly states that the proposed development would be to serve users of the existing stable yard without holding events and without use of tannoys etc. and appropriate conditions can be applied to uphold these commitments.

The 2007 permission (SMD/2007/1191) referred to 6 existing permitted stables, the retention of a further four stables and sought permission for a further 12 giving rise to a total of 22. The current application refers to 27 stables. This discrepancy has been queried with the agent who has written (21st September 2016) to confirm that the total is in fact 22.

With no additional impacts on the Green Belt, sustainably located, no additional impacts on neighbours or public amenity nor on traffic – on the basis that the

development is to serve the existing livery stables with its accepted established maximum number of 22 client horses – the proposal gains support from Policy R1 by way of positive contribution to the rural economy. Therefore in accordance with the balancing tests of Policy R1 and consistent with the overall thrust of the NPPF the proposal should be supported.

OFFICER RECOMMENDATION : approve

Case Officer: Arne Swithenbank
Recommendation Date: 21st September 2016

X B.J. Haywood

Signed by: Haywood, Ben

On behalf of Staffordshire Moorlands District Council