DELEGATED DECISION REPORT

SMD/2016/0793 **Valid 19/12/2016**	**CRICKETS FARM MILL LANE** **WETLEY ROCKS**	**PROPOSED DEMOLITION OF DERELICT STABLE/BARN AND CONSTRUCTION OF A NEW STABLE** **(FULL - MINOR)**

MAIN ISSUES

- Whether or not the proposal is deemed to be inappropriate development in the Green Belt.
- The impact on the character and appearance of the rural area.

DESCRIPTION OF SITE

The site is in the open countryside and within the Green Belt and comprises a two-storey dwelling, attached stables block and separate former agricultural buildings and sits within the middle of a farmland property to the south side of Mill Lane, a short distance to the west of Wetley Rocks village. The main entrance off Mill Lane lies opposite St John's primary school. The traditional agricultural uses of the site and surrounding land have ceased and private non-commercial equestrian uses appear to have commenced.

PROPOSAL

The application is for a single-storey stable block which appears to be for two horses and with two store rooms at either end. This would replace a dilapidated dark-timber traditional barn in the same siting. The block would have a cement and render finish for the walls and a tiled roof. It would have a slightly larger footprint than the barn it would replace but with much less height. The application includes an Ecology Report based on bat and bird surveys of the barn and also another building which is the subject of a separate concurrent application for a replacement domestic garage/storage building.

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
DC1 Design Considerations
T1 Development and Sustainable Transport
SS6c – Other Rural Areas Area Strategy
DC3 – Landscape Impact

National Planning Policy Framework

Sections 7 (Design) and 9 (Green Belts)

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/2016/0397 – Conversion of attached stables into ancillary accommodation for the dwelling, extensions to dwelling and construction of a horse exercise arena. Approved.

SMD/2016/0794 – Concurrent application for replacement garage/store. Undetermined.

CONSULTATIONS

Publicity

Site Notice expiry date: 9.2.17
Neighbour consultation period ends: N/A
Press Advert: N/A

Public Comments

None.

Town / Parish Comments

No Objection.

Ecology Officer

No objection.

OFFICER COMMENTS

New buildings are deemed to be inappropriate in the Green Belt unless they are for agricultural or outdoor recreation purposes and do not impact on the openness of the Green Belt. The proposed building is providing a facility for an outdoor recreational use, in this case and private equestrian use for the occupants of the dwelling. A horse exercise arena adjacent to the proposed stables was approved under a separate planning application last year.

I therefore do not consider the proposal to amount to inappropriate development, especially as it would replace an untidy much higher (and larger) building in the same part of the site which cannot be re-used due to the cessation of agricultural activity at the property and its unsuitability for other uses including the equestrian uses of the land. In this respect it would not impact on the openness of the Green Belt and in fact would improve the appearance of the site. It would not be prominent from the nearest roads and footpaths. It would have an appropriate size,

form and design for its intended purpose and in view of the rural nature of the surroundings and the proposed colour of the finishing materials would match the nearby dwelling on site.

The Ecology Report outlines that the building to be removed has no evidence of usage by bats and would not make a suitable bat roost. The Council's Ecology Officer concurs with its conclusions.

The farm is in an isolated location away from any neighbouring properties and therefore no amenity issues are raised.

CONCLUSION / PLANNING BALANCE

To conclude, the proposal would not amount to inappropriate development in the Green Belt and would be in keeping with the surrounding area.

OFFICER RECOMMENDATION :
APPROVE

Case Officer: Chris Johnston
Recommendation Date: 13.2.17

13/02/2017

X B.J. Haywood

Signed by: Haywood, Ben
On behalf of Staffordshire Moorlands District Council