DELEGATED DECISION REPORT

SMD/2017/0293 **Valid 03/05/2017**	**LIGHTWOOD FARM** **ASHBOURNE ROAD** **CHEADLE**	**PROPOSED ERECTION OF TWO STABLES AND TACK ROOM** **(FULL - MINOR)**

MAIN ISSUES

- Principle of development against the tests of sustainability and the Rural Areas Strategy- Is it the correct location for the proposed development?
- Impact of design and appearance on the character and appearance of the area and landscape.
- Would there be any adverse environmental or amenity impacts?

DESCRIPTION OF SITE

Lightwood farm house fronts the highway and occupies a relatively isolated position on a narrow country lane. Adjacent to and set back from the lane, there is a range of traditional brick barns that occupy a horse shoe footprint around a yard. The farm house and barns are clearly part of the same original complex or grouping. Surrounding those buildings to the east and north there is an area of grazing land of some 4 ha.

PROPOSAL

To locate a two bay stable with tack to the east of the dwelling outside of its curtilage on the grazing land against the boundary lines shared with the highway to the south and the dwelling to the north. The stable is to be used by the occupant of the farm house and access will be provided through the shared yard area onto the grazing land.

The stable will be conventional sectional design, timber clad with shallow pitch and small peaked canopy to front. Two split stable doors side by side.

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
SS6 Rural Areas Strategy
SS6c Other Rural Areas

DC1 Design Considerations
DC3 Landscape

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

None applicable to grazing land

CONSULTATIONS

Publicity

Site Notice expiry date: 28th June 2017

Public Comments

None Received

Town / Parish Comments

Cheadle Town Council – No Objection

Environmental Health

No Objection – Advise a condition requiring provision for manure storage.

OFFICER COMMENTS

Principle of development against the tests of sustainability and the Rural Areas Strategy- Is it the correct location for the proposed development?

The site is outside of a Town or Village Settlement Boundary and is located within what is defined as an 'other rural area' in the core strategy. There are not specifically policies relating to stable development for private/domestic use but the other rural areas strategy SS6c does refer to allowing community facility to meet local need where it can not be met within a settlement. The needs of recreational horse owners and riders can generally only really be met outside of settlements where the grazing and open land is available.

Core Strategy SS1a 'presumption in favour of sustainable development' makes provision for sustainable development . Where there are no policies relevant the Council should grant permission unless material considerations indicate otherwise.

The stable will be located adjacent to and used by the occupants of Lightwood Farm, making use of the immediately adjoining and surrounding grazing land. The provision will be sustainable making use of adjacent land under their ownership without additional car journeys or travel or the acquisition of remote or additional land becoming necessary.

Impact of design and appearance on the character and appearance of the area and landscape.

The stable is modest in proportions, encompassing two stables and tack room, and will stand to a maximum height of 3.8 metres. It adopts a typical stable design and will be constructed from a muted palette of materials (timber cladding / asphalt shingles). The site benefits from a reasonable degree of screening afforded by the existing boundary hedgerow that encloses the southern boundary of the site, and any glimpses of the top of the building would be seen against the mature vegetative backdrop behind. The muted palette of materials to be used in the construction of the building will serve to soften this impact further. The stable will be of appropriate compatible design. There will be no adverse impacts on character and appearance of the landscape.

Conditions can prevent a sprawl of containers and moveable structures from sprawling across the land.

Would there be any adverse environmental or amenity impacts?

The stable will be located adjacent to the user and owner's residential property but a total of 45 metres from their dwelling on the other side of their car garage. It would be remote and hidden from any of the occupants of the adjacent barn conversion.

Conditions can ensure that manure piles are not placed next to any residential neighbour or that no moveable containers or structures are placed in front of dwellings and their windows.

A condition can ensure that suitable concrete hardstanding is provided to effectively clean and wash out the stables and to store the manure to prevent leaching into the ground or water course. The stable is over 80m away from the brook to the north.

CONCLUSION / PLANNING BALANCE

The stable represents sustainable development that would not present any adverse impacts and therefore planning permission should be granted.

OFFICER RECOMMENDATION : Approve with conditions

Case Officer: Ben Hurst
Recommendation Date: 30/06/2017

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council