**DELEGATED DECISION REPORT**

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| **SMD/2017/0621**<br>**Valid 18/09/2017** | **LAND SOUTH OF MILL LANE**<br>**WETLEY ROCKS** | **CONSTRUCTION OF A 40M X 20M MENEGE AND NON PERMANENT CONSTRUCTION FOR STORAGE AND TRACTOR PARKING**<br><br>**(FULL - MINOR)** |

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## MAIN ISSUES

- Green Belt
- Impact on the character and appearance of the application site and wider street scene;
- Impact on the residential amenity of nearby properties;
- Highway safety.

## DESCRIPTION OF SITE

This application relates to a site positioned on the southern side of Mill Lane, Wetley Rocks. The site is accessed via a gated track that runs adjacent to the east site boundary and is blanketed by the north Staffordshire Green Belt. The site comprises of a timber stable block and associated grazing.

## PROPOSAL

Planning approval is sought for the construction of a manege and temporary tractor store. The manege is to measure 20m x 40m and is to be bound by a 1.3m high timber post and rail fence, commensurate with existing boundary fencing. The manege is to be constructed of 50mm sand blinding which is to sit on a geotextile membrane. The arena finish surface is to comprise of compressed wood pellets or similar. The tractor store is proposed to comprise of an open fronted shelter which is to be clad in corrugated sheeting. It is to measure circa 9.7m x 5m in footprint and 3.2m in height.

## 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 Area Strategy
R1 Rural Diversification
DC1 Design Considerations

T1 Development and Sustainable Transport
DC3 Landscape and Settlement Setting

**National Planning Policy Framework**

Paragraph(s) 1 - 17
Section(s) 7 & 9

**SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS**

SMD/2014/0294 - Retention of stable block and hardstanding, relocation of hey store and feed store plus extension to form tack room.
APPROVED

**CONSULTATIONS**

**Publicity**

Site Notice expiry date: 21.12.2017
Neighbour consultation period ends: N/A
Press Advert: N/A

**Public Comments**

No comments received.

**Town / Parish Comments**

Cheddleton Parish Council – object on grounds of a) overdevelopment; and b) visually intrusive in the Green Belt.

**Staffordshire County Council Highways**

No objection.

**OFFICER COMMENTS**

**Principle of Development**

Core Strategy policy SS1 states that the Council will expect the development and use of the land to contribute positively to the social, economic and environmental improvement of the Staffordshire Moorlands. CS policy SS1a states that when considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework.

The site does not fall within an identified town or village development boundary and as such policy SS6c is applicable. Policy SS6c relates to 'Other Rural Areas' and states that these areas will provide only for development which meets an essential

local need, supports the rural diversification and sustainability of the rural areas, promotes sustainable tourism or enhances the countryside. Within the Green Belt, the Council will continue to exercise strict control over inappropriate development within the Green Belt allowing only for exceptions as defined by Government policy.

In accordance with paragraphs 87 to 89 of the NPPF, local planning authorities should regard the construction of new buildings as inappropriate in the Green Belt. 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, is clearly outweighed by other considerations.

One exception to this outlined at paragraph 89 allows for the provision of appropriate outdoor sport and outdoor recreation, as long as it preserves the openness of the Green belt and does not conflict with the purposes of including land within it.

In line with the NPPF Core Strategy policies DC3 and R1 seek to ensure that new development does not harm the rural character and environmental quality of the area. Development which would harm or be detrimental to the character of the local and wider landscape will be resisted.

The proposed tractor store is of a light weight nature which has been cleary dictated by its functional requirement. It is to be sited within the stable yard and as such will be closely associated with the cluster of structures already present. The manege is to be the size of a standard equestrian arena, which is considered a reasonable and appropriate facility to support outdoor recreation. This application is therefore considered acceptable in principle.

**Design**

In terms of design CS policy DC1 expects all new development to be well designed to respect the site and it's surrounding; having regard to matters of scale, density, layout, siting, landscaping, character and appearance in line with the Council's Design SPG.

Paragraph 55 of the NPPF advises that he Government attached great importance to the sign of the built environment. Paragraphs 63 and 64 go on to comment that in determining applications, great weight should be given to outstanding or innovative designs which help to raise the standard of design more generally within the area. Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of the area.

The proposed manege, tractor store and fencing have been appropriately designed to respect the rural setting and wider landscape character of the area.

**Amenity**

Core Strategy policy DC1 requires all new development to protect the amenity of the area, including residential amenity, in terms of satisfactory daylight, sunlight, outlook, privacy and soft landscaping.

Due to the location of the proposed development relative to nearby residential properties it is not considered that the development would likely result in harm to residential amenity.

**Highway Safety**

In accordance with Core Strategy policy DC1all new development should provide for sale and satisfactory access. The proposed development would not result in the provision of additional stables. As such It is not considered that the additional facilities proposed would result in a significant intensification in the comings and goings to the site. Staffordshire County Council Highways have raised no objection to the scheme subject to a condition preventing the use of the arena for competition or commercial purposes.

**CONCLUSION / PLANNING BALANCE**

The proposed development is considered to constitute appropriate development in the Green Belt. A considered design approach has been applied in order to present a scheme that reflects the functional requirements of the applicant. An acceptable material palette is proposed and the development not detract from the character or appearance of the application site or wider landscape setting. The development would not cause significant injury to the amenity of nearby properties or lead to a threat to highway safety. This application is therefore considered to accord with policies SS1, SS1a, DC1 and T1 of the Staffordshire Moorlands Core Strategy and Chapter 7 of the National Planning Policy Framework.

**OFFICER RECOMMENDATION : Approve**

**Case Officer: Lisa Howard**
**Recommendation Date: 22.12.2017**

X B.J. Haywood

Signed by: Ben Haywood

**On behalf of Staffordshire Moorlands District Council**