DELEGATED DECISION REPORT

SMD/2018/0530 **Valid 30/08/2018**	**FIELD TO THE SOUTH OF GRANGE COTTAGE SCHOOL LANE BRADNOP**	**FOR THE PROVISION OF A PATH AND GRASSCRETE HARD STANDING TO PROVIDE A BASE ON WHICH TO LOCATION 2NO. MOBILE STABLES AND A HAY STORE** **(FULL - MINOR)**

MAIN ISSUES

- The principle of the proposal in the rural area
- The impact on the character and appearance of the rural area
- The impact on residential amenity

DESCRIPTION OF SITE

The site lies within the small village of Bradnop which is defined as being within the open countryside but is not in the Green Belt. It comprises part of a paddock or field belonging to Grange Cottage which is on the south-east side of School Lane. The field lies to the rear of the house, to the south-east of it and backs onto more open land. There are other dwellings either side of Grange Cottage, some of which have paddocks or fields attached to those properties to the rear.

PROPOSAL

This is a full planning application for a timber stables building for two donkeys that currently use the paddock. It would comprise two stables and tack room. It would have max floor dimensions of 4.8 x 10.8 metres and would be placed on a grass-crete base with max dimensions of 14 x 9 metres. The building is described as "mobile" as it would sit upon metal "skids" on top of the base to allow easier removal if required. The base is needed due to poor land drainage which creates muddy conditions unsuitable for donkeys (according to the application forms description). The stables would also provide a warmer shelter during the Winter months. Along with the stables and base, a 1.0m wide path with a plastic grass mat finish would be provided which would connect the stables to the rear garden of Grange Cottage 40 metres away. Again this is needed due to the poor land drainage. The application forms state *"Donkey hooves are more porous than horses and ponys so standing in wet muddy conditions can lead to serious health issues. Their hair is not waterproof in the same way that horses are and being wet for long periods can lead to skin problems."*

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Core Strategy Development Plan Document (Adopted 2014)

SS6c Other Rural Areas
SS7 – Churnet Valley
DC1 – Design Considerations
DC3 – Landscape and Settlement Setting

National Planning Policy Framework (Revised July 2018)

Sections 12 (Design).

Emerging Staffordshire Moorlands Local Plan

National Policy Guidance

Paragraph 48 of the newly adopted NPPF states that:

> *"…decision-takers may also give weight to relevant policies in emerging plans according to:*
> - *the stage of preparation of the emerging plan (the more advanced the preparation, the greater the weight that may be given);*
> - *the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and*
> - *the degree of consistency of the relevant policies in the emerging plan to the policies in this Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given).*

Local Plan process

The Council agreed to publish the Local Plan Submission Version for representations in February 2018. At this point, the Council agreed that the Local Plan was "sound". Formal representations were then invited from residents, businesses and other stakeholders to provide them with the opportunity to support or challenge the soundness or legal compliance of the Local Plan. This stage in the process followed three previous public consultations since 2015 which had informed the preparation of the Local Plan alongside a comprehensive evidence base.

In June 2018, the Council subsequently agreed to submit the Local Plan Submission Version to the Secretary of State for examination. An examination in public will now be held this Autumn in order to determine whether the Local Plan is sound and legally compliant. Subject to the findings of the appointed inspector, the Local Plan is expected to be adopted in the Spring of 2019. At his point, it will supersede the adopted Core Strategy and become part of the statutory development plan for the District.

In this context, the Council's position on the weight to be given to the policies contained in the Local Plan Submission Version in terms of the three criteria set out in Paragraph 48 of the NPPF is as follows:

- The stage of preparation – the Local Plan is now at an advanced stage of preparation as the Council has submitted it to the SoS for examination
- The extent to which there are unresolved objections to relevant policies – this varies depending on the policy in question. The Officer Comments section of this report identifies the level of outstanding objections to each policy and recommends the amount of weight to be given to them at this stage in the process
- The degree of consistency of policies with the NPPF – given that the Council has submitted a Local Plan that it considers to be sound, all policies are deemed to be consistent with the NPPF.

Emerging Policies

The following policies are considered to be relevant to this application:

SS10 Rural Areas strategy
SS11 Churnet Valley
DC1 – Design
DC3 – Landscape

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

None.

CONSULTATIONS

Publicity

Site Notice expiry date: 17.10.18
Neighbour consultation period ends: 17.10.18
Press Advert: N/A

Public Comments

None.

Town / Parish Comments

No objection.

Severn Trent Water

No objection.

OFFICER COMMENTS

The proposed stables building in the countryside in connection with the stabling of donkeys would be acceptable, similar to equestrian related development in the countryside and is an appropriate form of development in this location. The scale

and design of the building would be in keeping with the rural nature of the area and there are similar stables buildings dotted around this part of the countryside. The building would encroach slightly more into the open countryside away from the village than other stables of agricultural buildings belonging to neighbouring plots in the village but there are other stables or farm buildings even further from roads in more remote locations elsewhere in the area. It would not form a harmful or intrusive form of development in the area. The base, which would remain if the stables building was removed, would comprise an entirely grass-crete finish to blend in with the landscape and reduce prominence. The applicant points out that a legal covenant applying solely to this property, when it was bought from a neighbour, prevents any buildings within 40 metres of the dwelling. The proposed path would also use appropriate finishing materials in order to blend in with the rural area. The building would maintain an acceptable distance from neighbouring dwellings to avoid any further impact on residential amenity.

CONCLUSION / PLANNING BALANCE

The principle of the proposal in this rural area is acceptable and would not harm the character or amenities of the area.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Chris Johnston
Recommendation Date: 25.10.18

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council