Rob Duncan
Planning
Consultancy

Mr. A. Thomas
Development Services
Staffordshire Moorlands District Council
Stockwell Street
Leek
ST13 6HQ

8th November 2019

Dear Andy

RETENTION OF STABLE BLOCK – LAND AT OVERTON FARM, FOLE LANE, HOLLINGTON

I refer to your recent site meeting with my clients Mr. & Mrs. Bloor regarding the unauthorised erection of a stable block at the above site. I would be grateful if you would find enclosed a planning application which seeks consent to retain the building in situ.

The stables constructed are of modest proportions, occupying a footprint of 52 square metres, and standing to a ridge height of 4 metres. It provides stabling for two horses and has an associated undercover area for the storage of feed and tack. The building is constructed from an appropriate palette of materials (preserved timber walls and corrugated sheet roof), and has a wholly subservient relationship to the much larger buildings that surround it to the north and east.

The application site lies within the rural area wherein the erection of stables is generally considered acceptable, as it constitutes an outdoor recreational use and meets a local rural need. The site benefits from a strong degree of screening from the public domain afforded by the hedgerows flanking the northern side of Fole Lane, and the presence of numerous semi-mature and mature trees in between. Any glimpses of the building from the public domain read the stables very much against the backdrop of much taller portal-framed agricultural buildings behind. Consequently the stables do not give rise to any significant detrimental impact to the character and appearance of the area.

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The site is located within the Dissected Sandstone Uplands character area, as defined by the Planning for Landscape Change SPG. The characteristic landscape features of such areas include small to medium scale field pattern of hedgerows with some introduction of stone walls, hedgerow trees, strongly undulating landform with small stream valleys, low intensity pasture farming, a dispersed pattern of settlements linked by small sunken lanes, and red brick and stone buildings. The SPG furthermore identifies a number of incongruous landscape features, including stock control fencing, isolated field trees, and the untidy, run-down appearance of farmsteads.

The stable block erected on site has not diminished any of the key landscape characteristics of the area, nor has it introduced any additional incongruous features. The development therefore does not adversely impact on the character and appearance of the surrounding landscape. For these reasons the development is considered to accord with the provisions of policies SS6c, R1, DC1 and DC3 of the Staffordshire Moorlands Core Strategy. I therefore submit that there is a compelling case for granting consent for the development.

I trust that this proposal will be of interest, and should you have any queries or concerns in respect of the proposal then I would welcome the opportunity to discuss them with you prior to the determination of the application.

Yours sincerely

Rob Duncan
Planning Consultant