DELEGATED DECISION REPORT

SMD/2019/0689	**OVERTON FARM FOLE**	**RETENTION OF STABLE**
Valid 11/11/2019	**LANE**	**BLOCK**
	OVERTON	
	HOLLINGTON	**(FULL - MINOR)**

MAIN ISSUES
Impact on the character and appearance of the area

DESCRIPTION OF SITE
The application site is located within the area, and forms part of a wider cluster of buildings associated with Overton Farm. Overton Farm lies to the north of Fole Lane, and occupies a modestly elevated position within the surrounding landscape. The site benefits from a variety of natural screening, particularly to the south, which serves to filter views of the existing complex of buildings, including numerous mature and semi-mature trees, and indigenous hedgerows. The stables, the subject of this application, are located northwest of the two-storey farmhouse, west of an existing brick and tile outbuilding, and south/southwest of the main complex of agricultural buildings.

PROPOSAL
The Development has already been carried out. It is a relatively modest timber product manufactured specifically for purpose. It provides two 12' by 12' stable bays (moderately standard sizes for the recreational stabling of horses or ponies) with open storage or standing space to the front of the stalls within the confines of the building. The provision is associated with a large dwellinghouse and is used by the resident family which includes two daughters who may wish to ride together.

The stable is a relatively modest timber product manufactured specifically for purpose. On a roughly square footprint the stable has a full pitch dark corrugated roof.

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
DC1 Design Considerations
DC3 Landscape character
T1 Development and Sustainable Transport

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 is ongoing in order to determine whether the Local Plan is sound and legally compliant. Hearing sessions were conducted in October 2018 and the Inspector issued his initial post-hearing advice in January 2019 which set out some actions for the Council and a range of modifications that would be necessary to make the plan sound. The full schedule of modifications was agreed by the Council and the subject of public consultation between 18th September 2019 and 31st October 2019. The schedule consisted of modifications that the Inspector has deemed necessary to make the Local Plan sound. Following the consultation, the Inspector concluded that further hearing sessions were necessary to consider; proposals for safeguarded land at Gillow Heath in Biddulph, housing land supply, Local Green Spaces in Cheddleton (Ox Pasture), Biddulph (Dorset Drive and implications for the emerging neighbourhood plan) and Blythe Bridge. They will be held on 4th and 5th February. The Inspector will outline the timetable for next steps in the process at the close of the hearings.

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 considered below:

- The stage of preparation – the Local Plan is now at an advanced stage of preparation as the main modifications have been subject to consultation
- The extent to which there are unresolved objections to relevant policies this varies depending on the policy in question – the Inspector wishes to explore outstanding objections on a limited number of issues at the February hearing sessions further before drawing conclusions.
- The degree of consistency of the relevant policies in the emerging plan to this Framework – policies have been modified to address soundness issues identified by the Inspector to date. It is the Council's view that the policies (as modified) are consistent with national policy. The Inspector has yet to draw final conclusions, particularly on the matters subject to further hearing sessions.

National Planning Policy Framework
Section(s) 2 Achieving sustainable development; 4 Decision Making; 12 Achieving Well Designed Places; 15 Conserving the natural environment.

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS
07/01616/FUL Use of kennels as holiday let. WITHDRAWN

CONSULTATIONS

Publicity
Site Notice expiry date: 6th Jan 2020
Neighbour consultation period ends: 3rd December 2019
Press Advert: N/A

Public Comments
None

Town / Parish Comments
Checkley Parish Council – No Comment

Severn Trent Water - The proposal has minimal impact on the public sewerage system, therefore no objections to the proposals and do not require a drainage condition to be applied.

OFFICER COMMENTS

Principle of Development
The site is in the countryside, between Hollington and Checkley, where 'other rural area' policy SS6c applies. The strategy here is to provide only for development which meets an essential local need, supports rural diversification or enhances the countryside. This could include the provision of a building to give shelter or stabling to a grazing animal or support rural outdoor recreation, when considered against that need, it would not disproportionately harm the character and appearance of the rural area. The determination essentially arrives at a balancing exercise between the need or benefits and the developments impact on the character and appearance of the area. The emerging policy in the submission version of the Local Plan does not introduce any fundamental or material change to that approach.

Considerations of need
The stable is a relatively modest timber product manufactured specifically for purpose. It provides two 12' by 12' stable bays (moderately standard sizes for the recreational stabling of horses or ponies) with open storage or standing space to the front of the stalls within the confines of the building. The provision is associated with a large dwellinghouse and is used by the resident family which includes two daughters who may wish to ride together. Given the size of the family home, its rural location, and available grazing land the size of the provision is not excessive or disproportionate to support the private recreational pursuits of the family. There is a range of agricultural sheds within the applicant's ownership but they are in use for commercial farming. The purpose and nature of the development sits comfortably within the provisions of the 'other rural area' strategy of the development plan and this is a matter that weighs in favour of the development.

Impact on character and appearance of the area
The stable has been provided adjacent to the dwelling's curtilage where it relates to the available grazing land but retains proximity and functional arrangement with the dwellinghouse. The stable is a relatively modest timber product manufactured

specifically for purpose. On a roughly square footprint the stable has a full pitch dark corrugated roof. The building has the obvious appearance of a functional rural building for animal housing and does not appear incongruous within the countryside. To the rear or the north east of the stable the farm's complex of large agricultural sheds provide a backdrop, against which the stables prominence or exposure within the landscape is very limited. The stable's impact on the character and appearance of the area is not a matter of harm that outweighs the applicant's need and the benefits derived from development that supports countryside recreation.

Residential Amenity
Most of the surrounding properties within 400m are working farms. At 250m to the south west there is the small bungalow Meadow Side, however this dwelling is closer to the neighbouring working farm Overton Farm than the applicant's stable. In any event the small stable building does not impose any greater amenity impacts than the applicant's pre existing livestock buildings behind.

Highway Safety
The development is some distance from the adopted highway accessed via a farm track. It is associated with existing parking and turning space that serves the adjacent dwelling house. The stable is used only by the residents of the existing house it does not generate additional traffic movements or parking requirements.

CONCLUSION / PLANNING BALANCE
There are no matters of harm to outweigh the applicant's need and the benefits derived from development that supports countryside recreation, and its compliance with the Development Plan in those respects.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Ben Hurst
Recommendation Date: 20.01.2020

X

Signed by: JaneC

On behalf of Staffordshire Moorlands District Council