Rob Duncan
Planning
Consultancy

Mr. B. Haywood
Development Control
Staffordshire Moorlands District Council
Stockwell Street
Leek
Staffordshire
ST13 6HQ

17th September 2020

Dear Ben

**ERECTION OF STABLE BLOCK – LAND NORTHEAST OF SWISS COTTAGE, THE GREEN, KINGSLEY**

On behalf of my client Mr. & Mrs. Jones, I would be grateful if you would find enclosed a planning application proposing the erection of a stable block on land northeast of Swiss Cottage, The Green, Kingsley.

The proposed stable block will occupy a footprint of 44 square metres and will provide two stables and a tackroom. The stable block will stand to a maximum height of 3.25 metres, and is to be sited to the immediate northeast of the existing dwellinghouse (Swiss Cottage). A new hedgerow is proposed along the southeastern boundary of the site, along with additional tree planting to help screen the development within the surrounding area.

Policy SS10 of the recently adopted Local Plan confirms that the 'Other Rural Areas' of which this site forms part, will provide only for development which has an essential need to be located within the countryside, supports the rural diversification and sustainability of the rural areas, promotes sustainable tourism, or enhances the countryside. It goes on to state that strict control will continue to be exercised over inappropriate development in the Green Belt, allowing only for exceptions as defined by Government policy. Such exceptions are set out within the National Planning Policy Framework, with paragraph 145 allowing for:

> *"b) the provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it"*

Rob Duncan BSc (Hons) MA MRTPI
T: 07779 783521
E: rob@robduncanplanning.co.uk
W: www.robduncanplanning.co.uk
A: 70 Ferndale Road, Lichfield,
Staffordshire, WS13 7DL

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The proposed stable block is considered to constitute an appropriate facility for outdoor recreation, and owing to its modest size and its close visual proximity to surrounding built development will preserve the openness of the Green Belt, and not give rise to any conflict with the five purposes of including land within it. In reaching this conclusion I have had regard to the Local Authority's approval of numerous stable developments elsewhere within the Green Belt that were of much larger size that the submitted proposal, and which were found to constitute appropriate development. These include applications SMD/2013/1081, SMD/2018/0061 and SMD/2018/0796. The proposed stable block is therefore considered to constitute an appropriate form of development within the Green Belt in accordance with the provisions of policy SS10 of the recently adopted Local Plan and paragraph 145 of the National Planning Policy Framework.

On approach to the site along The Green from the west, the changes in levels across the site, coupled with the presence of mature boundary hedgerows and Swiss Cottage itself will serve to minimise any visual impact from the proposed stables. On approach along The Green from the east the stables will be more readily visible but will be viewed in the context of the Swiss Cottage alongside, with the rising land and vegetation to the west providing a green backdrop to the development. The submitted plans incorporate the planting of a new hedgerow and trees along the southeastern boundary of the site, which will serve to soften the impact of the stables on the character and appearance of the area, and anchor it into the landscape.

The modest scale of the stable block, its muted palette of materials and typical design are considered to be acceptable and appropriate for this edge of village context, and having regard to the considerations above i reach the conclusion that the proposal will not give rise to any significant adverse harm to the character rand appearance of the surrounding area. The proposed development is therefore in accordance with the provisions of policy DC1 of the recently adopted Local Plan.

I trust that this proposal will be of interest and should you have any queries or concerns in respect of the application then please do not hesitate to contact either Hewitt & Carr Architects or myself.

Yours sincerely



**Rob Duncan**
**Planning Consultant**

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