DELEGATED DECISION REPORT

SMD/2020/0510 **Valid 12/10/2020**	**LAND ADJACENT TO SWISS COTTAGE 52 THE GREEN KINGSLEY**	**PROPOSED STABLE BLOCK** **(FULL - MINOR)**

MAIN ISSUES

Whether or not the proposal amounts to inappropriate development in the Green Belt
The impact on the character and appearance of the area
The impact on residential amenity
The impact on ground stability.

DESCRIPTION OF SITE

The site is on the western edge of the village when heading out of it along the A52 towards the west. It is outside the development boundary and is within the Green Belt. It comprises half a hectare of open land/fields immediately to the rear (north-west) of a small detached dwelling next to the A52, “Swiss Cottage” which is within the same ownership as the site. The access to Swiss Cottage and therefore the application site, is off Sunnyside, a narrow lane to the east which adjoins the A52. This is a shared access which also leads to two new detached dwellings currently under construction to the north-east side of Swiss Cottage. There are other nearby houses to the other side of Sunnyside to the east and also to the south-east facing A52 (on the other other side of the road) and on Barnfields Lane which is another road joining to the A52 to the south of it. Open land and fields also lie to the other side of the A52 to the south-east of Swiss Cottage. The open land to the rear of Swiss Cottage forming the application site is surrounded by more open land. The site is also within a Historical Coal Mining High Risk Area.

PROPOSAL

This is a full planning application for a single-storey stable block for two horses (and which also contains a tack room) and which has a footprint of 10.5 x 4.2 metres and a max height of 3.25 metres. It would have a conventional rural stable block design with timber walls and doors and a metal box profile sheet roof on a low dual pitch roof. It would be placed close to Swiss Cottage, to the north-east of the dwelling and also close to the driveway with the back edge facing it. A hedgerow and some trees screening would be placed between the driveway and the back wall of the stable block. The application includes a Coal Mining Report and Planning Statement.

Additional information was received from the agent via email. It states a hard-surfaced path will be placed around the perimeter of the building and sealed containers will be placed against the front wall for manure storage. The applicant does not intend to store a horse box but any associated parking would be on the current parking area/driveway next to Swiss Cottage.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffs Moorlands Local Plan (adopted September 2020)

SS10 – Other Rural Areas Strategy
DC1 – Design Considerations

NPPF (Revised February 2019)

Section 12 (Design) and 13 (Green Belts).

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

None relevant although a recent permission has been given for a small extension to the dwelling.

CONSULTATIONS

Publicity

Site Notice expiry date: 25.11.20
Neighbour consultation period ends: 25.11.20
Press Advert: N/A

Public Comments

None.

Town / Parish Comments

Support.

Severn Trent Water

No objection.

Coal Authority

Due to the stable block not requiring significant foundations or extraction into the ground, no objection is raised.

OFFICER COMMENTS

Policy SS10, the strategy for the countryside, states there will be strict control over inappropriate development in the Green Belt. The NPPF states the exceptional forms of development which are not inappropriate development in the Green Belt (paras 145 and 146) and therefore not harmful to its openness. The provision of appropriate facilities for outdoor sport and recreation is listed. As a stables block is an appropriate facility for equestrian outdoor recreational uses, the principle of the development in the Green Belt is therefore acceptable.

With regard to the impact on the character and appearance of the area, the stables would be placed between two-storey dwellings, comprising Swiss Cottage and the new houses being built to the north-east of the site. It would not appear to encroach significantly into open land and as a smaller more low-key structure with a standard stables design, commonly found in the rural parts of the District, it would not harm the semi-rural appearance of the immediate edge-of-village surrounding area. It would be easily visible from the A52 to the south although would be better screened from all nearby roads via the planting of a hedge and trees between the building and the existing Swiss Cottage driveway.

With regard to residential amenity, the small scale and limited height of the block, together with the distance between it and the nearby dwellings within other properties, is such that no loss of light or privacy would occur affecting nearby residents. Furthermore, manure would be stored in sealed storage bins to protect local residents from smells/odours. This can be achieved by way of a condition.

Further conditions can be imposed to restrict the use of the stables to the private use of the owners of Swiss Cottage in order protect the character and amenities of the area from more intensive uses or commercial equestrian uses.

Although the site is in a High Risk Coal Mining Area, ground stability would not be significantly disturbed by a stables block of this scale and the Coal Authority raises no objection to the proposal.

CONCLUSION / PLANNING BALANCE

The proposal would not harm the openness of the Green Belt or the visual and residential amenities of the area, with the safeguard of conditions and would therefore comply with the Council's adopted Local Plan and the government planning guidance contained within the National Planning Policy Framework (NPPF).

OFFICER RECOMMENDATION : APPROVE

Case Officer: Chris Johnston
Recommendation Date: 23.12.20

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council