

DELEGATED DECISION REPORT

SMD/2021/0302
Valid 16/04/2021

LAND AT BAILEYS BANK
BIDDULPH

VARIATION OF CONDITION 2
RELATING TO SMD/2019/0705

(FULL - MINOR)

MAIN ISSUES

- Whether or not the proposal amounts to inappropriate development in the Green Belt
- The impact on the rural character and appearance of the area

DESCRIPTION OF SITE

The site is a short distance to the north of the Gillow Heath part of Biddulph and is within the open countryside and the Green Belt. It comprises a paddocks/fields, a horse manege and a timber stables building for two horses in connection with the equestrian use of the property which lies on the east side of Baileys Bank, a narrow country lane or track linking the main Biddulph to Congleton road to the north to Well Lane in the built-up part of Biddulph/Gillow Heath to the south. The Biddulph Valley Way (former rail line) runs along the east boundary of the property. Fields lie to the south. Further fields/paddocks (within different ownership) lie to the north. The site is surrounded by open land.

PROPOSAL

This is a Variation or Removal of Condition planning application to vary Condition 2 of a planning permission for a stables building (SMD/2019/0705). This condition lists the drawings the approved stables development would need to be built in accordance with (works have not started yet). The reason for this is because the applicant wants to add two areas of hardstanding ("concrete aprons") either side of the stables building, to the approved scheme (and which which did not form part of it). The applicant also wants to move the approved stables building 0.6 metres further to the west towards the road/track. This is to create a small gap between the approved building and the existing horse manege/exercise arena that would have been adjacent to it. The applicant therefore needs to replace the drawings in the previous permission with new drawings which show the two alterations to the approved scheme, which has not commenced as yet. Therefore the condition needs to be varied to include the amended drawings which show the two alterations to the approved scheme.

The reason for the two proposed hardstandings is as follows:

"To facilitate the washing down of the horses prior to be taken into the stables, and to provide for space for the farrier to work."

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Local Plan (Adopted September 2020)

SS10 Other Rural Areas Area Strategy
DC1 Design Considerations

National Planning Policy Framework (February 2019)

Sections 12 (Design) and 13 (Green Belts)

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

06/00789: Retrospective stables and hardstanding. Approved.

07/00286: Horse manege. Approved.

SMD/2018/0796: Additional stables. Approved.

SMD/2019/0323: Replacement stables building. Approved.

SMD/2019/0705: Replacement stables building. Refused. Appeal allowed by the Planning Inspectorate, with conditions.

CONSULTATIONS

Publicity

Site Notice expiry date: 9.6.21
Neighbour consultation period ends: 9.6.21
Press Advert: N/A

Public Comments

None.

Town / Parish Comments

Recommend approval.

Local Highways Authority

No objection

OFFICER COMMENTS

Policy SS10 requires strict control over inappropriate development in the Green Belt. The NPPF in paras 145 and 146 lists the forms of development which are not deemed to be inappropriate development in the Green Belt and harmful to its openness. Engineering operations and the provision of appropriate facilities for outdoor recreation are both listed. Concrete aprons are a form of engineering

operation. Equestrian uses are a form of outdoor recreation and I consider that the applicant has sufficiently justified the need for the aprons to assist with and be connected to the equestrian use of the site. I therefore consider the proposed concrete aprons would not be inappropriate development in the Green Belt and which is not harmful to its openness. The second alteration is for the slight re-positioning of the building. As the actual scale and form of the building will not change from that previously approved, I do not consider this would amount to any further impact on the openness of the Green Belt.

With regard to the actual impact on the character and appearance of the area, there are already areas of hard-standing around the existing stables building which would be replacement with a larger stables building in a similar siting, as previously approved. I do not consider the concrete aprons to be excessively large and although they would be visible from the road/track, they would not be harmfully prominent from longer range views due to the flat two-dimensional nature of the aprons. The slight re-positioning of the approved replacement stables building, slightly closer to the road, would not lead to any further additional harm to the character and appearance of the area.

Conclusion

The proposed alterations to the previous approved schemes are not inappropriate forms of development in the Green Belt and would not harm the rural character and appearance of the area. They would therefore comply with the Council's Local Plan as well as being in line with the government planning guidance in the NPPF. I therefore consider the condition attached to the previous permission can be varied accordingly to refer to the new amended plans which show the proposed two alterations to the scheme.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Chris Johnston
Recommendation Date: 11.6.21

X 

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council