

DELEGATED DECISION REPORT

SMD/2022/0029
Valid 23/03/2022

LAND ADJACENT TO
GORSTY CROFT FARM
PARK NOOK
IPSTONES

TO ERECT A WOODEN
STABLE BLOCK FOR
HORSES, SHEEP, HAY,
BEDDING AND STORAGE

(FULL - MINOR)

MAIN ISSUES

The principle of development in this location
The impact on the character and appearance of the area.
The impact on residential amenity.

DESCRIPTION OF SITE

The site is within the open countryside about 1km to the north-east of Foxt village and is on the south-east side of a country lane known as Park Nook which is a continuation of Town End Road further south. It comprises a field with a size of 1.1 hectare. The entrance track to a small farm, Gorsty Croft Farm, adjoins the lane and runs along the south-west boundary of the site. The site is otherwise surrounded by open fields. The site slopes upwards towards the north-east. There is a field gate access off Park Nook and also an access at the start of the farm track which appears to be the main access into the field and a gravel hardstanding parking area has been created next to this, in the south-west corner of the field. A small timber shed has also been placed next to this. The application forms state the land is used for the grazing of shire horses.

PROPOSAL

This is a full planning application for a conventional timber stables building with three stables, a tack room and an open-fronted sheep shelter at the end. This is shown on amended plans which change the shape and form of the building. It would be placed against the south-west boundary with the back wall alongside the farm track. The new gravel parking area has also been added to the site plan and new post-and-rail fencing (also recently added to the site) to enclose the hard-standing which would be in front and to the side of the stables forming a yard area. It would have a length of 18.0m and a width of about 4.0 metres and would have a typical low-pitch dual-pitch roof with tiles.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffs Moorlands Local Plan (adopted September 2020)

SS10 – Other Rural Areas Strategy
DC1 – Design Considerations

NPPF (Revised July 2021)

Sections 12 (Design).

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

None.

CONSULTATIONS

Publicity

Site Notice expiry date: 19.5.22

Neighbour consultation period ends: 19.5.22

Press Advert: N/A

Public Comments

One letter of support was received.

Parish Council Comments

The PC voted to object to the application as the highway in that vicinity is unsuitable for the development and it would be an inappropriate development in that location.

OFFICER COMMENTS

Equestrian uses of open land in the countryside are not inappropriate as an outdoor recreational use and therefore well designed facilities needed in connection with this are also not inappropriate. The proposed stables would be for the private use of the landowner and therefore would not lead to any significant environmental impacts such as traffic or noise and disturbance which can potentially occur with commercial stables or livery uses. The land is just about large enough for the grazing of three horses when referring to the British Horse Society recommended standards. The stables building would not be excessive in size for the purposes of stabling three horses given the storage needs also hence the tack room and hay store. It would also be a typical traditional stables design with a linear form, low pitch-roof and timber cladding, as shown in amended plans. The original plans were for a less appropriate bulky American-type barn with greater height and domestic-style windows not dissimilar to a small residential bungalow and not in keeping with the rural qualities of the area. It would also be placed in the best screened location on the land, alongside a tree-flanked farm road at the bottom of the slope and not in a raised and visually exposed part of the site. The trees are not large enough to be harmed by the development. It would be visible from the country lane above the low stone boundary walls but seen against the backdrop of the trees when driving downhill southwards along the lane. A condition will be added to apply a dark-stain to the walls to help it blend in further with the trees and reduce visual prominence in the landscape. It is also considered that a condition requiring additional landscaping and screen planting should be imposed. The gravel apron already provided is not

excessive in size for its purpose of providing a parking space and turning for car and horsebox or trailer. This is next to the access of the farm track and adjacent to the stables and so not harmfully visually intrusive.

I note the comments of the Parish Council but as the access is off a private track there would be no impact on the level of highway safety on the country lane and as this is a small private stables, vehicle movements generated would be infrequent.

There would be a significant distance between the stables and the nearest dwelling and the stables would not give rise to any noise and disturbance (i.e. smells/odours) problems affecting local residents with the safeguard of conditions.

CONCLUSION / PLANNING BALANCE

The amended proposal would not lead to any harm to the visual or residential amenities of the area or the environment in general and would therefore comply with the Local Plan and the government planning guidance in the National Planning Policy Framework (NPPF).

OFFICER RECOMMENDATION : APPROVE

Case Officer: Chris Johnston

Recommendation Date: 31.5.22

X 

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council