

DELEGATED DECISION REPORT

SMD/2022/0365
Valid 11/07/2022

LAND SOUTHEAST OF MILL
LANE
WETLEY ROCKS

ERECTION OF STABLE
BLOCK.

(FULL - MINOR)

MAIN ISSUES

- Green Belt
- Landscape character and appearance

DESCRIPTION OF SITE

Field location in rural surroundings with no nearby buildings. Nearest dwellings at former Ladyfields Farm and at Ladyfields Cottage c.250m to the north and at Middlemoors Farm 240m to the east.

Access is available via a grassy track from an existing gate to the road alongside the dwelling at former Ladyfields Farm. The track is also a public footpath right of way which continues to the proposed site of the stable and then turns through 90 degrees to run easterly along the field edge towards Middlemoors Farm.

PROPOSAL

The proposal is a stable 13m x 6m with eaves at 2.5m and dual pitch roof with ridge at 3.8m. The building would provide two loose boxes, a hay store and a harness / feed store. An existing ramshackle corrugated metal field shelter is to be removed.

From the planning statement submitted to accompany the application:

The building is to be constructed with horizontal feather edged timber boarding to its elevations, finished with a forest green wood stain, and have a black corrugated sheet roof. On the southeast roof slope it is proposed to install 8no. photovoltaic panels to provide a renewable source of electricity to serve the site.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Local Plan (adopted 2020)

SS1 Development Principles
SS10 Other Rural Areas Area Strategy
DC1 Design Considerations
DC3 Landscape and Settlement Setting

National Planning Policy Framework

Local Plan Supporting Evidence Documents:

- Landscape and Settlement Character Assessment (2008)

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

None

CONSULTATIONS

Publicity

Site Notice expiry date: 7th September 2022
Neighbour consultation period ends:
Press Advert: N/A (*Add date if applicable)

Public Comments

One letter of representation has been received with no objection to the development.

Town / Parish Comments

No comments received within consultation period

Severn Trent Water Ltd

No objections

Staffordshire County Council Highways

No objections

Public Rights of Way officer

No objections

Ramblers

No objections

OFFICER COMMENTS

Principle of Development

Policy SS10 of the Local Plan states that development in the countryside and the green belt will be supported if it has an essential need to be located in the countryside, supports the rural diversification and sustainability of the rural areas, promotes sustainable tourism or enhances the countryside.

Specifically, Subsection 6 states that developments should maintain the Green Belt within Staffordshire Moorlands. Strict control will continue to be exercised over inappropriate development within the Green Belt allowing only for exceptions as defined by Government policy.

The application proposes the erection of a stable block on a parcel of land that is located within the Green Belt. Paragraph 149 of the National Planning Policy Framework (NPPF) confirms that there is a presumption against the erection of new buildings within the Green Belt. Paragraph 149 identifies a number of exceptions, which includes: 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"

As the development is for the erection of a replacement stables for private use it is considered that the development meets this exception as it is considered to be an outdoor recreation. This is subject to the development preserving the openness of the Green Belt and that it does not conflict with the purpose of including the land within the Green Belt.

Impact on the preservation and purposes of the Green Belt

In respect of openness, this is generally regarded to mean "freedom from development". Clearly any building permissible under para 145(b) will result in the land no-longer being entirely free from development and therefore some degree of intrusion of built form is inevitable with any development permitted under this exemption.

The application site is currently occupied by an existing smaller stable building and the footprint of a second building is also visible on site. As such in recent years two stable buildings have existed in this location within the Green Belt. When compared with the existing situation the broad thrust of, function and purpose of the green belt in this location would remain and there would be no significant encroachment into the countryside. Therefore, it is considered that the development would not result in harm in terms of the encroachment of the green belt in this location. As such the development would preserve the openness of the green belt and does not conflict with the purposes of including the land within the Green Belt.

Design and Impact on landscape character.

The application site is not mentioned specifically within the Landscape and Settlement Character Assessment (2008). However, its impact on the character of the landscape is an important consideration.

The proposed building is considered to be of a modest scale and has the appearance of a stable building in terms of its design and buildings materials. Therefore, the development would not look out of character in the wider area. In order to prevent nuisance from external lighting a condition will be attached to the

permission requiring that the if any external lighting is to be installed details of such lighting shall be submitted and approved by the LPA before its installation.

Amenity

There are no immediate neighbours to the application site and therefore the development is considered to have negligible impact on neighbouring amenity. When viewed from public right of way that passes the site the development would not be viewed as being out of place as stable buildings are commonly found in rural areas.

Highway Safety

The development will be accessed off an existing access that serves the site. The highways officer does not consider that the development will cause an increase in trip generation and therefore considers the development will not have a detrimental impact on the highway.

CONCLUSION / PLANNING BALANCE

It is for the above reasons and having regard to all material considerations and matters raised that the application is recommended for approval.

OFFICER RECOMMENDATION

That planning consent be granted subject to conditions.

Case Officer: Rebecca Bowers

Recommendation Date: 13.10.2022

X 

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council