

DELEGATED DECISION REPORT

SMD/2022/0480
Valid 15/12/2022

SOUTH VIEW
COMMONSIDE
BOUNDARY

RETROSPECTIVE
APPLICATION FOR TWO
CONCRETE BASES AND
FOR THE ERECTION OF TWO
TIMBER STABLES ON SKIDS.

(FULL - MINOR)

MAIN ISSUES

Design
Amenity
Drainage
Green Belt

DESCRIPTION OF SITE

The application site comprises an area of land associated with Southview, on the eastern edge of the village of Boundary. The site is situated to the east of the house, beyond its curtilage on land which is steeply sloping away from the house and used as pasture.

PROPOSAL

The proposed application is a part retrospective application comprising two concrete bases at different levels with a retaining wall between them which have been installed. It is proposed that each of the bases would have a single wooden stable on it. The stable will be 3m by 3m and a maximum of 2.5m tall.

At the time of the site visit the bases had been constructed but the stables had not.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Local plan

SS1 Development Principles
SS9 Smaller villages area strategy.
SS10 Other Rural Areas Strategy
DC1 Design Considerations
T1 Transport

National Planning Policy Guidance

Chapter 13 Protecting Green Belt land

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

No relevant planning history is associated with this site.

There is a stable block which appears as a recent addition (possible having 4 stalls) to the south which is part of the applicants ownership. It does not appear to have the benefit of planning permission.

CONSULTATIONS

Publicity

Site Notice expiry date: 24th February 2023

Neighbour consultation period ends: 11 January 23

Press Advert: N/A

Public Comments

Five responses received:

One of no objection to this application or SMD/2023/0476.

Two of support points raised:

Can see stables from house it has limited visual effect.

Supports activity in area.

Two of Objection

Site has 4/5 stables already.

Potential commercial use

Close to applicant's garden – increase in pests and manure.

Visual intrusion harm to character of village.

Loss of hedgerow trees

No planning application for non agricultural use of the field.

Devaluation of properties

No ecological reports have been submitted with this application.

Commercial use would be totally unacceptable

Town / Parish Comments

No response received

Severn Trent Water

I can confirm that we have no objections to the proposals subject to the inclusion of the following condition:

1. The development hereby permitted should not commence until drainage plans for the disposal of foul and surface water flows have been submitted to and approved by the Local Planning Authority, and
2. The scheme shall be implemented in accordance with the approved details before the development is first brought into use. This is to ensure that the development is provided with a satisfactory means of drainage as well as to

prevent or to avoid exacerbating any flooding issues and to minimise the risk of pollution

OFFICER COMMENTS

Principle of Development

Green Belt

The site lies within the green belt, whereby Policy SS10 states that strict control will continue to be exercised over inappropriate development within the green belt allowing only for exceptions as defined by Government policy. The NPPF makes provision for Green Belt within section 13 of the document. The NPPF states that local planning authorities should regard the construction of new dwellings in the Green Belt as inappropriate. However, there is also provision at paragraph 149 (b) for provision of appropriate facilities for outdoor recreation as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it.

The proposed form of development is one that is an exception and should be a type of building permitted in the green belt. As stated the site already has a stable block and the applicant has been asked about the need for the extra facilities and has indicated that:

“In terms of the need for the additional 2 stables, they will be used for a mixture of storage and housing animals in the future, currently in the other stables she has 3 horses and her goats, she is planning on getting another horse or two in the future so the new stables will provide shelter for them. She is happy with the condition of private use as it is all for her horses for private use only.”

Given the requirement for some associated storage facility with stables their appears to be some justification for the extra stables, so it can be regarded as facilities for outdoor recreation. The site of the stables is outside the residential curtilage of the associated residential property and such a distance from the house that it could not easily be used for domestic purposes.

The hard surfacing as it presently exists, does not reduce the openness of the green belt. Both areas follows the contours of the land, having a stepped appearance and covers a minimal area. The proposed building would be small in size, similar to garden shed, which again would not harm openness. For the reasons stated above the development accords with national planning guidance.

Design

Policy SS1 of the adopted core strategy sets out a list of development principles which all applications should take account of in order to contribute positively to the social, economic and environmental improvement of the district. Policy DC1 of the core strategy sets out a number of design principles that all new development should

accord with in order to promote high quality design and contribute positively to the special character and heritage of the area.

The design of the proposed stables, being timber construction are simple and functional and is considered to be an acceptable design. The slabs and retaining wall that the stables will be positioned on is more functional and quite prominent because of its colour but this will fade. In terms of views from the wider area the hardstanding and subsequent stables are surrounded in part by trees and timber fencing and sit against the backdrop of sloping land. As such it is considered that the development would appear prominent in the landscape. I am satisfied that the proposal constitutes sustainable development with regards to design and accords with policies SS1 and DC1 of the local plan.

Amenity

Policy DC1 of the local plan strategy sets out a number of design principles that all new development should accord with in order to promote high quality design and contribute positively to the special character and heritage of the area. This includes protecting the amenity of the area.

The proposed development is situated some 60m from the nearest residential property other than the applicant's house.

The nature of the slab and stable buildings are not considered to result in any loss of amenity by way of privacy, outlook, noise, or pollution. Although concerns have been raised regarding manure and pests, the development is sited at a sufficient distance to ensure that there would be no harmful impact to the adjacent neighbours amenity. However, manure can give rise to unpleasant smells and as the location of the stables is to the rear of a neighbours garden, it is recommended that a condition be imposed seeking further details of manure storage and disposal. I am satisfied therefore that the proposed change of use complies with policy DC1 of the local plan and constitutes sustainable development in relation to amenity.

The uses of the stables for a commercial use could potentially cause disturbance and so it is intended to put a condition preventing the use of the stables for commercial purposes.

Drainage

Severn Trent water have asked for details of the surface and foul water drainage to be provided by condition .

The request by STW appears to be excessive. The limited size of the development in terms of the area of hard standing created, the lack of any formal foul water production and its located in a field on a slope where water will flow downhill away from any houses indicate that conditions controlling drainage are not required on any approval.

Other issues

Google maps, and as raised by a neighbour shows that certain trees have been removed as well as part of a hedgerow. The trees were not protected and their loss is regrettable but could not be stopped. Moreover, as the trees were removed before the submission of this application, it would no longer be relevant to undertake an ecology survey. Property devaluation is not a material consideration.

CONCLUSION / PLANNING BALANCE

The proposed development would result in creation of outdoor recreational facilities which would not be contrary to green belt policy. The design of the stables is seen as acceptable. They are located a sufficient distance from the neighbouring property not to cause a significant harm to the amenity of neighbours.

Case Officer: Alan Lynch

Recommendation Date: 14/03/2023

X 

Signed by: Jane Colley Signature

On behalf of Staffordshire Moorlands District Council