Rob Duncan
Planning
Consultancy

Mr. B. Haywood
Development Control
Staffordshire Moorlands District Council
Stockwell Street
Leek
Staffordshire
ST13 6HQ

15th May 2023

Dear Ben

ERECTION OF STABLE BLOCK – LAND AT MOOR VIEW, KINGSLEY ROAD, CELLARHEAD

On behalf of my client Mr. D. Price, I would be grateful if you would find enclosed a planning application proposing the erection of a stable block at the above site, along with the associated change of use of surrounding land to equestrian use.

The proposed stable block will occupy a footprint of 77 square metres and stand to a ridge height of 3.5 metres. It is to be constructed from vertical timber boarding with a corrugated sheet roof atop. The building will provide 3no. stables along with a tack, feed and hay store. The building is to be located to the west of the existing vehicular access to the farmhouse, and be sited on an existing area of hardstanding adjacent to the western site boundary. The application also proposes the associated change of use of approximately 7 acres of land on the northern side of the Kingsley Road to equestrian use, for use by the horses. The land holding available exceeds the minimum standard of 1 – 1.5 acres of land per horse as recommended by the British Horse Society.

The application site is located within the Green Belt wherein the erection of buildings for outdoor recreation is generally held to be acceptable in principle in accordance with policy SS10 of the Staffordshire Moorlands Local Plan. Policy SS10 nevertheless also confirms that strict control will continue to be exercised over inappropriate development in the Green Belt, allowing only for exceptions as set out in Government policy. Paragraphs 149 and 150 of the National Planning Policy Framework set out those exceptions, and allow for the following:

> *"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*

Rob Duncan Planning Consultancy Ltd.
T. 07779 783521
E. rob78duncan@gmail.com
W. www.robduncanplanning.co.uk
A. 28 Ferndale Road, Lichfield
Staffordshire, WS13 7DJ

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" (Paragraph 149b).

And:

"material changes in the use of land (such as changes of use for outdoor sport or recreation, or for cemeteries and burial grounds)"

The proposed stable block constitutes an appropriate facility for outdoor sport and recreation and is not dissimilar in scale to other stable blocks permitted elsewhere within the Green Belt within the Staffordshire Moorlands, including SMD/2022/0365 and SMD/2018/0061. The building will be sited alongside an existing mature hedgerow and be seen in the context of the existing cluster of buildings on the site, including the farmhouse and outbuildings to the rear. It is consequently held that the proposed stable block will preserve the openness of the Green Belt and not conflict with the purposes of including land within it. It therefore amounts to an appropriate form of development within the Green Belt.

The associated change of use of the land on the opposite side of the road to equestrian use will likewise preserve the openness of the Green Belt and not conflict with the purposes of including land within it. The submitted proposal is therefore held to constitute an appropriate form of development within the Green Belt, in accordance with policy SS10 of the Local Plan and paragraphs 149 and 150 of the National Planning Policy Framework.

By virtue of its proposed siting, and its modest scale and footprint, the proposed stable block will not have a strident visual impact on approach along the Kingsley Road in either direction. Its visual impact will furthermore be softened by the existing hedgerow located immediately behind the building which will serve to filter views of the structure. No harm to the character and appearance of the landscape will therefore ensue. The provision of photovoltaic panels to its roof will also afford the building, and wider site, benefits of a renewable source of energy, in accordance with the objectives of paragraphs 153 and 158 of the National Planning Policy Framework.

In consideration of this matter I draw attention to the Local Authority's conclusions in the determination of application SMD/2021/0500 which had proposed the erection of an agricultural building on the site. That permission, which encompassed a building of taller height and a larger footprint compared to the current proposal, was deemed to be acceptable in terms of its visual / landscape impact, with the Local Authority concluding that:

Rob Duncan Planning Consultancy Ltd.
T. 07779 783521
E. rob78duncan@gmail.com
W. www.robduncanplanning.co.uk
A. 28 Ferndale Road, Lichfield
Staffordshire, WS13 7DJ

Rob Duncan
Planning
Consultancy

"The building would be located against a mature hedgerow it would have proximity and association with the existing dwelling and out buildings. Its facing materials would be complimentary. There would be no significant harm to the character and appearance of the area of the quality of the landscape"

The proposed stable block will similarly be located adjacent to a mature hedgerow and will lie in close proximity to the existing dwelling and other outbuildings. It is also to be constructed utilising a simple, muted palette of materials (timber boarding with a corrugated sheet roof). The proposed development is consequently held to meet the requirements of policies SS1, SS10, DC1 and DC3 of the Staffordshire Moorlands Local Plan in this regard.

I trust this application will be of interest, and should you have any queries or concerns with the submitted proposal then please do not hesitate to contact me.

Yours sincerely



Rob Duncan
Planning Consultant / Director

Rob Duncan Planning Consultancy Ltd.
T. 07779 783521
E. rob78duncan@gmail.com
W. www.robduncanplanning.co.uk
A. 28 Ferndale Road, Lichfield
Staffordshire, WS13 7DJ