DELEGATED DECISION REPORT

SMD/2023/0249 **Valid 17/05/2023**	**MOOR VIEW KINGSLEY ROAD CELLARHEAD**	**ERECTION OF STABLE BLOCK AND CHANGE OF USE OF LAND TO EQUESTRIAN** **(FULL - MINOR)**

MAIN ISSUES

- Impact on the Green Belt

DESCRIPTION OF SITE
Site in the Green Belt 800m from Cellarhead. To the rear of the dwelling there is a large red brick outbuilding provided as stables and garage, recently converted to provide residential annexes. To the rear or south of this grouping of buildings there is a large yard area containing portal frame agricultural buildings, some of which have been converted to house biomass boilers. The areas of yard extended more recently to the east are apparently used for the storge of aggregates, haulage vehicles and storage associated with the kiln dried log activities. Beyond the large yard area, covering the majority of the ownership, there is a pond to the south and a roadside 0.3 ha field.

PROPOSAL
The 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.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Local Plan Development Plan Document (Adopted 2020)
S01 Spatial Objectives
SS1 Development Principles
SS10 Presumption in Favour of Sustainable Development
DC1 Design Considerations
DC3 Landscape Character

National Planning Policy Framework

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS
08/00953/FUL Stables tack room garage hayloft and office. Approved.
DET/2014/0019 Extension to agricultural building. Approved.
SMD/2018/0358 Change of use of outbuilding to provide residential annexes. Approved.
SMD/2019/0380. Use of part of agricultural building to house 4 biomass boilers. Approved.
SMD/2021/0500 Erection of implement store. REFUSED.

CONSULTATIONS

Publicity
Site Notice expiry date: 27/06/2023
Neighbour consultation period ends: 27/06/2023
Press Advert: N/A

Public Comments
None

Town / Parish Comments
Dilhorne PC: No objection, request it is removed if it ceases to be used for stabling horses.

Highway Authority
No Objection. Recommends condition requiring the hedge at the site frontage to be reduced in height.

Initially additional information was requested regarding the location of the stables and the necessity to cross the A52 to access the field. This was provided and clarified that the applicant owns horses in livery elsewhere and transports the horses to the yard at Moorview. The horses then cross the A52 to the fields opposite for grazing.

On that basis,the horses already cross A52 and the necessity to cross will not be introduced by this proposal. The proposal will remove the need to transport the horses from livery to Moorview.

This response is based on the additional information provided on 5th July 2023 and 7th July 2023. The condition above is recommended to improve visibility at the access for all users. Vegetation to the east appears to already be set back, but to the west will require maintenance to meet the condition.

This will tie in with recommended condition on SMD/2023/0248 to improve visibility at this site.

OFFICER COMMENTS

Impact on the Green Belt
Development is inappropriate and, by definition, harmful to the Green Belt unless it is provided for by one of the exceptions that appear on the closed lists at para 149 or 150 of the NPPF.

The applicant describes the development as the erection of stable block to stable horses ridden by the applicant's two sons and his grandchildren, the block would provide stalls for three horses and a small store. It would be timber clad and have a corrugated sheet roof. One of the exceptions provides for appropriate facilities for outdoor sport /outdoor recreation. The applicant identifies the outdoor recreation in this case as being the family's horse riding pursuits relevant to 7 acres of grazing land on the opposite side of the road (the applicant provides evidence that he has a long term lease over the land). It is considered that the modestly sized facility has been designed appropriately for the recreation identified. Overall, as it is connected with the recreational use of the open undeveloped 7 acres and would be located in close proximity to the dwelling and its outbuildings, the development would preserve openness and not conflict with any of the purposes of including land within the Green Belt.

The application includes a proposal to change the use of the 7 acres of land opposite the site to 'equestrian'. The stabled horses would be dependent on the land opposite for their grazing and exercise, but arguably it is not necessary to change the land use for these purposes. 'Equestrian use' is a rather a broad term which could mean many things, the applicant clarifies that he understood a change would occur if the horses were exercised on the land. A condition could be used to limit and define the use of the land to grazing and exercise and neither of these uses would adversely affect openness or conflict with the purposes of including land within the Green Belt.

Design and Impact on Character and Appearance
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 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. 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.

Highway Safety
The highway authority do not object to the prospect of horses crossing and being walked across the land, based on the applicant's evidence that they have already been doing this without incident. They recommend a condition that would see the mature traditional hedgerow cut down to 900mm at the site frontage and to the roadside to improve visibility. However, the roadside hedgerow makes significant contribution to character and appearance and screens the site from the road. Height reduction would increase exposure and diminish its contribution to character and appearance. The existing access already serves the large dwelling in its current condition, the development should not significantly increase the use of the access.

CONCLUSION / PLANNING BALANCE

The development would not be inappropriate in the Green Belt and would not be harmful to the character and appearance of the area. There would be no conflict with the policies of the Local Plan or the NPPF.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Ben Hurst
Recommendation Date: 12/07/2023

X 

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council