

DELEGATED DECISION REPORT

SMD/2023/0552
Valid 06/11/2023

UPPER FERNYHILL FARM
BASFORD GREEN ROAD
BASFORD
LEEK

ERECTION OF STABLE
BLOCK AND ASSOCIATED
CHANGE OF USE OF LAND TO
EQUESTRIAN USE

(FULL - MINOR)

MAIN ISSUES

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

DESCRIPTION OF SITE

The site is in the countryside within a mile to the north-east of the small hamlet of Basford Green and to the east of the large village of Cheddleton. It comprises three parcels of open grassland, one with a large pond in the middle, to the south-east of Apesford Lane, a long country road. They belong to a dwelling which is reached via a long access track which runs along the western edge of the site before separating into two tracks, one leading to another property further to the south and the other leading to the dwelling within the property which also has outbuildings within its curtilage. The middle parcel of land of the three appears to be fenced off and has the appearance of a paddock. There is a couple of metal storage containers on the south perimeter which are being used as shelters for animals/horses. There is another track running along the east boundary of the two parcels of land closest to the road and this is also connected to the road. This leads to another residential property to the south-east of the house on site. The site boundary along the road is marked by a thick hedgerow. The site is not in the Green Belt. The land is fairly flat. The property has a size of 3.3 hectares.

A Public Right of Way is shown through the property on a north-west to south-east access roughly following the south boundary line of the paddock and another right of way along the site access drive up to the road.

PROPOSAL

This is a full planning application for stables building for four horses and the associated change of use of land for equestrian purposes. This is shown on amended plans for a standard linear stables building which would have dark-stained timber cladding and a low dual-pitched roof with corrugated bitumen sheet roofing. There would be four stables in a row and a tack/feed/hay store at the end. It would have a footprint of 19.1 x 5.5m and a height of 3.7m. It would be placed along the south boundary of the site to the west of the storage containers which would be removed. It would also be next to the access track as it enters the

residential curtilage to the south. A row of solar panels would be placed on the south roof-slope and five rooflights on the north roof slope (front elevation). In front of the new stables, a concrete apron "turn out area", enclosed by a post and rail fence and gate, would be formed in front of the stables.

The original plans were for a more standard rectangular dual pitched roof green timber building with the same number of stables and a footprint of 7.8 x 13.6 and height of 4.5m. This would have been placed in a more central position within the paddock, closer to the north boundary and the pond and would have had stables doors facing the sides and south. The original plans have shorter array of roof solar panels and one less rooflight.

The stables would be for the private equestrian use of the site residents.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Local Plan (adopted September 2020)

SS10 Other Rural Areas Strategy
DC1 Design Considerations

National Planning Policy Framework (December 2023)

Section 12 (Design).

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/2009/1203: Stables and tack room. Approved and built.

CONSULTATIONS

Publicity

Site Notice expiry date: 4.1.24
Neighbour letters expiry date: 4.1.24
Press Notice: N/A

Public Comments

None.

Town / Parish Comments

No objection.

OFFICER COMMENTS

The principle of providing private stables buildings in the open countryside is not unacceptable in principle and there is no conflict with Policy SS10 the strategy for

the countryside providing this does not lead to any harmful environmental impacts such as harm to the appearance of the area. The stables would be sited on open land close to the dwelling at the property and would provide stabling for four horses. The use of land for equestrian purposes for this number of horses is acceptable as the size (3.3ha) is large enough for this number in accordance with the British Horse Society standards.

The amended plans show a conventional linear narrow timber stables building with standard stables doors facing the paddock. It would have dark stained timber and a black roof and is not excessive in size for the purpose of stabling four horses. It would also have a limited height helped by the standard low dual-pitch roof. It would be in keeping with the character and appearance of the countryside. Furthermore, two metal storage containers kept a short distance away, which detract from the appearance of the area, would be removed.

It would be an improvement on the original scheme for a taller and more bulky building (albeit same size floorspace) placed in a more visually exposed part of the field and with green timber, a less conventional and traditional stables design. The new building next to the perimeter would be better screened and although visible from the nearest public rights of way would be well screened from the road by road-side vegetation and surrounding larger buildings.

Planning permission was given in January 2010 for a stables building and a tack building which are close to the house, both solid buildings with pitched tiled roofs. The agent has confirmed that these buildings are used as domestic outbuildings and therefore there is no current stabling for horses connected with the proposed new equestrian use, hence the submission of this new application. There are two animal shelters for horses in the form of metal containers and these are proposed to be removed and replaced by the more suitable building applied for. Although the outbuildings could be deemed to be a breach of the 2010 permission, it is noted that these are within the residential curtilage of the house and could have potentially been provided under permitted development under Part 1 of the GPDO. In any case, it is likely the buildings have been used as domestic outbuildings in excess of ten years given the planning permission is 14 years old and the use would therefore now be deemed to be lawful.

With regard to residential amenity, the stables due to their size and their siting would not lead to any harms to the residential amenities/living conditions of nearby neighbours outside of the property. The only nearby neighbouring dwellings are two adjacent houses immediately to the south of the existing house at the property. These would be approx. 70 metres to the south of the proposed stables building and would be screened from the equestrian development by the presence of the existing house and outbuildings at the property. The residential amenities of those properties, including noise/disturbance impacts and smells, would not be affected with the safeguard of standard conditions applied to equestrian development such as a condition requiring the appropriate storage of manure.

CONCLUSION / PLANNING BALANCE

The proposal is acceptable in principle in this rural location. The amended plans would not lead to any harms to the visual or residential amenities of the area. The proposal would comply with the Council's Local Plan and the government planning guidance contained within the National Planning Policy Framework (NPPF).

OFFICER RECOMMENDATION : APPROVE

Case Officer: Chris Johnston

Recommendation Date: 12.1.24

X *B.J. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council