

Our ref: RD/HCS/24_405

Date: 31st October 2024

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

Dear Ben,

24-405 – PROPOSED CHANGE OF USE TO STABLES – NEW HILL FARM, TICKHILL LANE, DILHORNE

I write to you on behalf of my client Ms. Nolan who has instructed me to prepare a supporting letter to accompany their planning application for the change of use of an existing agricultural building at the above site to equestrian use.

The existing building is located to the east of the existing farmhouse, with the majority of it having constituted a replacement agricultural building permitted by application SMD/2017/0571. It is constructed from a portal frame and finished in a mixture of brickwork, vertical timber cladding and metal profiled sheeting.

The applicant has recently purchased the site and wishes to change the use of the building to use it for private equestrian purposes. Internally it is proposed to create three stables within the main part of the building, with the remainder to be used as a tack room, feed store, hay storage, and horse preparation area. No external changes to the external appearance of the building are proposed, nor required.

The application site is located within the rural area and is also designated as part of the North Staffordshire Green Belt, Policy SS10 of the Local Plan confirms that strict control will be exercised over inappropriate development in the Green Belt, allowing only for exceptions as defined by Government policy. Those exceptions are set out within paragraphs 154 and 155 of the National Planning Policy Framework.

Paragraph 155 of the National Planning Policy Framework confirms that the reuse of buildings within the Green Belt is not inappropriate, provided that they are of a permanent and substantial construction and that its reuse preserves the openness of the Green Belt and does not conflict with the five purposes of including land within it.

The existing building on the site is of a permanent and substantial construction, having been constructed within the last 6 – 7 years. The reuse of the building for equestrian purposes will not give rise to any harm to the openness of the Green Belt, nor will it conflict with the five purposes of including land within it, as there will be no external changes to the

building or the area surrounding the building over and above that which already exists on the site. The proposed change of use of the building consequently amounts to an appropriate form of development within the Green Belt, in accordance with policy SS10 of the Local Plan and paragraph 155 of the National Planning Policy Framework.

Policy SS10 of the Local Plan also confirms that the rural areas will provide only for development which 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.

The conversion of the existing building on this site to provide stabling / equestrian storage accords with those provisions as such development is generally accepted to require a rural location. The proposal also constitutes the sustainable reuse of the existing building, rather than proposing a new-build stable building on the site and is to be used by the applicants for their own personal use. The proposed development is consequently in accordance with the requirements of policy SS10 of the Local Plan in this regard.

Policy SS1 of the Local Plan states that the Council will expect the development and use of land to contribute positively to the social, economic and environmental improvement of the Staffordshire Moorlands in terms of delivering, amongst other requirements, development which maintains the locally distinctive character of the Staffordshire Moorlands, its individual towns and villages and their settings.

These provisions are reinforced by policy DC1 of the Local Plan which states that new development should be designed to respect the site and its surroundings and promote a positive sense of place and identity through its scale, height, density, layout, siting, landscaping and character and appearance. Policy DC1 also seeks to ensure that development protects the amenity of the area in terms of satisfactory daylight, visual impact, sunlight, outlook, privacy, as well as noise, odour and light pollution.

As the proposed development requires no alterations to the external appearance of the building, nor to the areas surrounding the building, the proposed change of use will not give rise to any greater impact to the character and appearance of the area than that which already exists as a result of the existing building on the site. To this end the proposal will protect the quality and character of the area in accordance with the requirements of policies SS1, SS10 and DC1 of the Local Plan.

Likewise the use of the building for equestrian purposes will not give rise to any greater impact to neighbouring residential amenity than that which would otherwise be associated with the existing use of the building for agricultural purposes. To this end the proposal will protect the amenity of neighbouring occupiers, in accordance with the requirements of policies SS1, SS10 and DC1 of the Local Plan.

Having regard to the considerations set out above we submit that the proposed development is in full accordance with the provisions of policies SS1, SS10 and DC1 of the Staffordshire Moorlands Local Plan and that consequently there is a compelling case for planning permission to be granted for the proposed development.

We trust that this application will be of interest, and should you have any queries or concerns with the submission then please contact me to discuss the matter further.

Yours Sincerely
Hewitt&CarrServices

ROB DUNCAN BSc(Hons) MA MRTPI
Planning Consultant