

DELEGATED DECISION REPORT

SMD/2024/0233
Valid 03/06/2024

**PARCEL OF GRASSLAND
OFF CAVERSWALL ROAD
DILHORNE**

**CHANGE OF USE OF LAND
FOR EQUESTRIAN PURPOSES
AND ERECTION OF STABLES**

(FULL - MINOR)

MAIN ISSUES

- Impact on Green Belt
- Impact on Character and Appearance
- Impact on Highway Safety

DESCRIPTION OF SITE

Land off Caverswall Lane extending to 7.21 acres or thereabouts which is owned by the applicant. The applicants currently have no provision for the stabling of horses onsite. The site is located off Caverswall Road, Dilhorne. The site has an existing access off Caverswall Road which will be used to access and egress the site. The land extends to 7.21 acres or thereabouts of grassland.

The red edged site provides a strip of land to the eastern roadside edge of the land against, and parallel to, the mature roadside hedgerow. The wider land within the ownership rises steadily to the hill top of Blakeleybank Wood. The 7.21 acres is enclosed by mature hedgerow and woodland tree line.

The site and land is within the Green Belt and quality landscape within an other rural area of countryside.

PROPOSAL

The application proposes the erection of a stable block to be constructed from timber and faced in natural stain timber boarding. The stable would be of slim linear form providing three stable stalls, a wash box and a fodder store. A revised plan has reduced the length of the stable by omitting a fourth slim loosebox.

The stable block as revised will be 60ft in length by 12ft in width with a total ridge height of 3.24meters. The stable block will have a concrete apron around the northern elevation to prevent poaching in front of the stables which will extend to 8ft in width.

The red edged land provides a slim linear parcel to the eastern, roadside edge of the land against the mature roadside hedge. The remaining land under the applicant's ownership is edged blue and would be outside of the proposed change of use.

The applicant's agent submits:

The applicant and her children use the horses for competitions in the form of eventing and showing to a high level, these horses and ponies are sport horses and require safe and comfortable living quarters. These competition horses have to be looked after

to the highest degree of care, hence the need for a wash off box and store room. The horses are competed regularly throughout the year and will be housed permanently onsite with the applicants taking the horses offsite for competitions and training.

The applicant currently has three sport horses which will require individual living quarters. The horses will be taken off site for training and competition. The applicants have a small 3.5 ton box that they use for transport, this is kept off site for security purposes.

The proposed building will be of timber frame construction with wooden panelled walls, the applicants have no plans to use any concrete blocks. The proposed building's size is designed to provide adequate room and ventilation for the housed horses ensuring they are well cared for and in pristine condition for competitions.

Due to the timber frame construction and design, it will be costly and not practical to split the structures into two, however having consulted the applicants they are prepared to remove the smaller loose box. I have updated the elevation plans, location plans and design and access statement for your convenience.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Local Plan Development Plan Document (Adopted 2020)

S01 Spatial Objectives
SS1 Development Principles
SS10 Other Rural Area
DC1 Design Considerations
DC3 Landscape Character
T1 Development and Sustainable Transport

National Planning Policy Framework

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

None

CONSULTATIONS

Publicity

Site Notice expiry date: 12th July 2024
Neighbour consultation period ends: 12th July 2024
Press Advert: N/A

Public Comments

None

Town / Parish Comments

Dilthorne PC: Awaited

Staffordshire County Council Highways

No objection subject to conditions requiring hardstanding to be provided and the use being restricted to private use. The application site is located on Caverswall Road.

Caverswall Road is a C classified road (road number C0068), that is subject to a 60mph speed limit. Access to the stables is proposed via an existing field access off Caverswall Road.

Staffordshire Wildlife Trust

To ensure no impact on bats, we would like to see a planning condition prohibiting outdoor lighting or light spill from any internal lighting at night.

Applicants confirm that Calculations were done using the statutory metric calculator and that current guidance has been followed (referred to as version 4.0 in the submission)

Please provide the date of publication of the metric used. We appreciate a North arrow is on other plans, however adding a north arrow ensure that the application is complying with the minimum information requirements that must accompany a planning application that is subject to the biodiversity gain condition.

OFFICER COMMENTS

Impact on the Green Belt

The land is outside of any town or village in an area of countryside defined in the Local Plan as an 'other rural area'. This area of countryside is within the Green Belt.

In the Green Belt development is inappropriate and, by definition, harmful unless it is provided for by one of the exceptions that appear in the closed lists provided within the paragraphs of the NPPF.

One such exception includes the provision of appropriate facility for outdoor sport or recreation providing the development preserves openness and does not conflict with the purposes of including land in the Green Belt.

The applicant describes and explains that the outdoor recreation in this case relates to her and her children's private keeping and riding of three sports horses that are ridden at eventing competition. The development proposed seems appropriate, particularly with the size reduction delivered in the revised plans, to the recreational pursuit that it relates and is proportionate to the private stabling of three horses to the edge of a 7 acre field.

The stable would not be overtly harmful to the spatial or visual aspects of the Green Belt's openness in this location and in those regards it would preserve openness and not conflict with the purposes of including land in the Green Belt.

The development would not be inappropriate and harmful to the Green Belt. Local Plan policy SS10 would support the development in an other rural area as being appropriate and essential to a countryside location.

Design and Impact on Character and Appearance

The stable building would be of a slim footprint and low profile with its mass arranged in a linear row against the existing mature field boundary to the roadside. The

development would not therefore, be intrusive in the landscape and would be discreetly located and largely concealed.

The building would be of light timber construction and faced in stained timber board. It would have the design and appearance typical of a small field stable or rural store appropriate to the landscape.

There would be no conflict with Local Plan Policies SS10, DC1 or DC3 in these regards.

Impact on Biodiversity/BNG Requirements

The applicant had unwittingly made false declaration on the application form, incorrectly making claim to the de minimus exemption. The development would however, impact on more than 25 sq m of biodiversity habitat. The applicant accepts this position and has subsequently made appropriate submission with a metric and assessment of existing biodiversity impact.

The applicant confirms that calculations were done using the statutory metric calculator and that current guidance has been followed (referred to as version 4.0 in the submission) dated October 2024.

CONCLUSION / PLANNING BALANCE

The development would not be inappropriate in, or harmful to, the Green Belt, because it would be exceptionally provided for as appropriate facility for outdoor recreation that would preserve openness and not conflict with the purposes of including land in the Green Belt. There would be support for the development at other rural strategy SS10 for development appropriate or essential to the countryside.

The development would not harm the character and appearance of the area because it would be designed with slim footprint and low profile and be of timber construction and facing material that would be appropriate to the rural area. It would be discreetly located against mature hedgerow boundary. There would be no intrusion into the countryside and no harm to character and appearance of the area. No conflict with local plan policies SS10, DC1 and DC3 in these regards.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Ben Hurst

Recommendation Date: 27/02/2025

X *J Colley*

Signed by: Jane Colley Signature

On behalf of Staffordshire Moorlands District Council