

DELEGATED DECISION REPORT

SMD/2025/0517
Valid 19/01/2026

LAND OFF ALWOODLEY
EDGE LANE
ENDON

ERECTION OF STABLES,
TACK ROOM AND FEED
STORE (PARTIALLY
RETROSPECTIVE)

(FULL - MINOR)

MAIN ISSUES

- Impact on Green Belt
- Impact on Character and Appearance
- Impact on Amenity
- Drainage

DESCRIPTION OF SITE

The application site comprises of an irregular shaped parcel of land which extends to some 1,500 sq metres. It comprises of a part of a larger agricultural field which lies on the eastern side of Edge Lane. The larger field is bound by a drystone wall to the southern, eastern and western boundaries of the land holding with the northern boundary, which lies contiguous to the development being depicted by the remnants of a drystone wall supplemented with post and wire fencing and a broken tree line dividing this parcel of land from that to the north. A timber stable block has been erected to the northwest of the application site (without planning permission).

An agricultural field gate provides access to Edge Lane. The application site is bounded by open fields on all sides. A short ribbon of sporadic dwellings lies on the western side of Edge Lane with the dwellings at the end of Stoney Lane backing onto and sharing boundary with the application site to the lying to the east and southeast. For the purposes of the Development Plan the site lies within the North Staffordshire Green Belt.

PROPOSAL

This is a full planning application seeking permission retrospectively for the stable development that has already been carried out. Two stable stalls 3.5m by 7m. Timber construction and clad with timber boards. A shallow full pitch metal sheet roof. Additionally it is proposed to make a small extension to the existing stable on existing concrete to the side of the stable to provide a feed and tack room 3.5m by 3m.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Local Plan (adopted 9th September 2020

SS1 Development Principles

SS2 Settlement Hierarchy

SS10 Other Rural Areas Area Strategy

DC1 Design Considerations

DC3 Landscape and Settlement Setting
NE1 Biodiversity and Geological Resources
NE2 Trees, Woodland and Hedgerows
T1 Development and Sustainable Transport

National Planning Policy Framework

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/2025/0297 Proposed riding arena. REFUSED – APPEAL PENDING.
SMD/2025/0482 Proposed riding arena (alternative location) REFUSED

CONSULTATIONS

Publicity

Site Notice expiry date: 20th February 2026
Neighbour consultation period ends: 20th February 2026
Press Advert: N/A

Public Comments

3 Public Objections have been received. The following comments raised:

- Harm to the Green Belt and lack of need
- Inappropriate development and harmful to openness
- Unsustainable development
- No evidence of a manure management plan
- Close to neighbouring boundaries and a cause of odour and flies
- Harmful to landscape and character and appearance
- Loss of agricultural land to equestrian

1 comment in support. Following comment raised:

- There was previously a stable and tack room on the site, permission granted around 1990, new stable is therefore a replacement
- Our house overlooks the development and there is no harm to the Green Belt or landscape
- The stable is required to keep the falling pony on the field

Town / Parish Comments

Endon with Stanley PC: No objection, previous stables had fallen into disrepair and have been replaced. No other planning concerns were identified.

Environmental Health

No objection subject to conditions

Manure: There is no information provided regarding the disposal of horse manure. It may be advisable to apply a condition to protect the local environment, soil and water (Condition)

Light: The site is relatively remote but there are a number of properties which might be impacted if floodlighting is installed at the arena. Any lights installed should be appropriately selected and directed to avoid light spillage and glare. (Condition)

SMDC Arboriculturist

No objection. The two stables already erected, and the proposed tack and feed store are sited on an area of hardstanding that has existed since the 1990's. Whilst trees are in close proximity there should be no additional impact from the proposals.

OFFICER COMMENTS

Impact on the Green Belt

The site is in the Green Belt where development is inappropriate and, by definition, harmful unless it is provided for by one of the exceptions that appear in the closed lists at Chapter 13 of the NPPF.

The development makes modest stable provision commensurate and proportionate to the size of the land holding and the private recreational enjoyment of the applicant and his family. The stable shelters and houses two ponies/horses, and with the proposed extension would store a small amount of feed and tack. In those regards, the development is an appropriate facility for outdoor sport and recreation.

There is an exception for that type of development – providing it preserves openness and does not conflict with the purposes of including land within the Green Belt.

The development is proportionate to a use that supports grazing and recreational riding, land uses that are not otherwise dependent on development and facility that should normally impact openness. In those regards the development preserves openness. The stable is set back and against the field boundary because of its size and positioning it does not cause encroachment or adversely affect visual or spatial aspects of openness. It is also of note that the stable is built on a preexisting hardstanding and makes use of a location where historically similarly sized stables have previously stood before their condition deteriorated and they were removed.

Overall, therefore, it is considered that the development would preserve openness. and would not conflict with the purposes of including land in the Green Belt.

Policy Approach to Rural Development

In the 'other rural areas' of countryside that surround the villages and towns, as defined by the settlement hierarchy at Local Plan Policy SS2, Local Plan area strategy SS10 applies.

The Local Plan strategy for these rural areas, SS10, provides 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. Additionally, the strategy seeks to sustain the

rural economy by supporting the diversification of existing farm enterprises.

Generally, development plan policy supports and enables rural diversification and sustainable business development that benefits rural economy and would not adversely affect the Green Belt or the character and appearance of the area. The proposed development would find policy support in those regards.

Design and Impact on Character and Appearance of the Area

Local Plan Policy DC1 requires that all development shall be well designed and reinforce local distinctiveness by positively contributing to and complementing the special character and heritage of the area in line with the Council's Design Guide SPD.

In particular, new development should incorporate creativity, detailing and materials appropriate to the character of the area; and, 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, character and appearance.

Local Plan policy DC3 states that development which leads to a prominent intrusion into the countryside should be resisted.

The development is within an open ancient slope and valley farmland landscape. From the high ground of Eaves Lane to the west, there are open views over the drystone wall across the whole of the applicant's land ownership. To the southern edge of the land public footpath Endon and Stanley 14 runs between Eaves Lane and Stoney Lane. The land is open undeveloped pasture/grazing land, a rolling hillside falling to the valley below in the east enclosed by mature hedgerow, scattered tree line and woodland edge.

The development provides a relatively small timber stable building that is positioned against the field's hedgerow boundary, tucked in against the canopy and foliage of the mature hedgerow. It does not form a prominent intrusion in the countryside or landscape and, by reason of appropriate scale, design and use of materials, would have a rural character and appearance common to small stables or grazing shelters and in keeping with the rural farmland character of the area and landscape.

There is no conflict with Local Plan policies DC1 or DC3 of the SMDC Local Plan.

Impact on Residential Amenity

Local Plan Policy DC1 requires that development protects the amenity of the area, including creation of healthy active environments and residential amenity, in terms of satisfactory daylight, visual impact, sunlight, outlook, privacy, soft landscaping as well as noise, odour and light pollution.

Stabling horses, grazing and horse riding are not inherently noisy activities. The stable is some 80m from the dwellings to the south west (Edge Lane) and 90m from the dwelling to the east (Stoney Lane). Manure storage and disposal can be controlled and managed appropriately – see separate discussion under Ecology/Biodiversity section below. With consideration of the distances from residential property and other uses that agricultural land might be otherwise used for, the development should not cause unacceptable odours or impacts on the nearest residential neighbours.

Environmental Health officers recommend a condition to control artificial lighting to prevent glare and increase illumination at adjoining properties.

Overall, the development would not have an unacceptable impact on the amenity and living conditions of the surrounding residents and there would be no conflict with policy DC1 of the Local Plan in these regards.

Ecology and Biodiversity

The Environment Act (2021) places a legal requirement on all development, unless otherwise exempt, to compensate for impacts on and loss of biodiversity habitats with the delivery of a 10% net gain on site or, where this cannot be achieved, off site, which can include the purchasing credits from a registered habitat bank.

Paragraph 187 of the NPPF states that policies and decisions should minimise impacts on biodiversity and that development should mitigate or compensate for the loss of habitat whilst delivering enhancement and net gain in habitat.

The application, however, has appropriate exemption from the BNG legislation because it is retrospective and has largely already been carried out. The development makes use of a previously occupied site where old concrete has either been reused or replaced.

Environmental Health officers recommend that a manure storage facility on a non-permeable surface should be provided to protect surface water from leachates. The applicant has explained an alternative arrangement that sees the manure loaded directly onto a trailer and carted off site to an existing bunded storage facility at Wood House Green Farm, 200m to the north, on land owned and under the control of the applicant. This is considered to be an acceptable solution and an adapted condition can control and secure the arrangement.

CONCLUSION / PLANNING BALANCE

The development is not inappropriate or harmful to the Green Belt – it is clearly provided for by an exception at Chapter 13 of the NPPF – appropriate facility for outdoor sport or recreation that preserves openness and does not conflict with the purposes of including land in the Green Belt.

The development is not a prominent intrusion in the countryside and is not at odds with or harmful to the character and appearance of the rural area. No conflict with Local Plan policy DC1 or DC3.

Manure storage and artificial lighting can be suitably controlled through a planning condition. Stabling, grazing and horse riding are not inherently noisy activities.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Ben Hurst

Recommendation Date:

X *Jane Curley*

Signed by: Jane Curley

On behalf of Staffordshire Moorlands District Council