

Name of Applicant Type of Certificate	Proposal	Map/Plan Policy	Plan. Ref Expiry Date
Mr & Mrs Halls 'A'	Erection of 3 Stables, feed store and 1 tack room Pool House Farm, Hockley Brook Lane, Belbroughton	GB LPA	B/2007/0456 01.08.2007

RECOMMENDATION: that permission be **GRANTED**

Consultations

WCC(HP)	Consulted - no objections 11.05.2007
Belbroughton PC	Consulted - Totally inappropriate development in the Greenbelt 16.05.2007
ENG	Consulted - Suggest conditions. - No consideration has been given the drainage of the site even through the structure is substantial.
Publicity	No neighbours
	Site notice posted 11.05.2007 expires 31.05.2007 Press notice posted - 17.05.2007

The site and its surroundings

The land in question is located on the eastern side of Hockley Brook Lane in Belbroughton. The land is located off an original farm/access, Poolhouse Farm Woodlands Farm are located to the south west. The land extends to 1.75 hectares of land, which is demarked by hedge forming the west and south of the site. The plot is a roughly a rectangular. The land is situated within confirmed Green Belt and a landscape protection area.

Proposal

This application relates to 3 stables, feed store and associated tack room
The building is 16.2m X 8.8m x 3.9m (high) and configured in an I shape arrangement.
The materials proposed is covered by shiplap boarding with a onduline profile sheeting roof

Relevant Policies

WMSS	QE1, QE2, QE3, QE4, QE6
WCSP	D.38, D.39, CTC.1, CTC.7, SD.2, T.1
BDLP	C4, C16, DS2, DS13, RAT2, RAT16, RAT17, TR11
Others	PPS1, PPG2, PPS7, PPG17, SPG5

Relevant Planning History

None relevant to this site but refer to context/history in Notes section

Notes

Background to this Site/History

This application relates to a parcel of land which from I understand originates as part of Pool House farm. In the recent past this farm and land have been purchased and the land has been subsequently sold and subdivided into plots and sold off. The new parcels of land have been demarked with post and rail fencing. Subsequently to this new owners of the land have utilised the land for grazing and the keeping of horses and this has now developed with the addition of a number of mobile field shelters and a number of applications for stabling and associated facilities.

It appears that during this plot subdivision that an existing farm track has been refurbished/resurfaced and provides access to some of these newly created plots. This track was originally hard surfaced, however subsequent to this the hard surfacing of this track has been further extended onto an unsurfaced dirt track to allow access to other plots. This track does not in my opinion benefit from agricultural PD rights as it is purely installed to service plots not in connection with agriculture. It appears that there are other areas where this track might be extended.

These issues will be raised for consideration under a separate report at a later Committee.

Members will appreciate that the sale and subdivision of land with post and rail fencing does not in itself required planning permission however the new owners have been encouraged to apply for a change of use of land as horses are not considered in the same remit as agriculture and the majority of these horses are being kept in relation to leisure pursuits therefore a change of use to the land is sought, hence the number of applications under consideration.

The size of the parcel of land requires this application to be considered as a major application.

The main issues with this application are considered to be:

- (a) Whether the proposal represents appropriate development in the Green Belt, taking into account the relevant Policies DS2, RAT2, RAT16 and RAT17 of the Bromsgrove District Local Plan, the guidance in SPG5 and Government advice contained within PPG2***
- (b) Impact on amenity of neighbouring properties***
- (c) Impact on traffic and highway safety***

Green Belt Issues

Policy DS2 of the Bromsgrove District Local Plan and Policy D.39 of the Worcestershire County Structure Plan, as stemming from PPG2, notes that permission for development in the Green Belt will not be given, except in very special circumstances, unless the development relates to, among other criteria, proposals for essential facilities for outdoor sport and outdoor recreation which preserve the openness of the Green Belt and which do not conflict with the purposes of including land in it. Paragraph 3.5 of PPG2 is specific in stating that essential facilities should be genuinely required for uses which preserve the openness of the Green Belt and cites a possible example as **small scale stables** (my

emphasis) for outdoor sport and outdoor recreation. PPG2 does not provide a definition of small scale. However, for reference paragraph 33 of PPS7 defines small-scale horse enterprises as those enterprises involving up to ten horses. This proposal is for 3 stables feed store and tack room.

Policy DS13 of the BDLP requires development to protect the Plan area's essential character and main environmental assets, including the open and undeveloped nature of the countryside and the Green Belt. Policy C4 states that development will not be permitted where it would have a materially detrimental effect on the landscape, especially within LPAs. Policy CTC.1 of the WCSP sets out a general requirement that the Local Planning Authority in considering development proposals should take every opportunity to safeguard, restore or enhance, as appropriate, the landscape character of the area in which they are proposed.

Proposals for development and associated land use change or land management must demonstrate that they are informed by, and sympathetic to, the landscape character of the area in which they are proposed to take place. The stable building is set adjacent to the field access and mature hedge thus reducing its overall visual impact in this location.

Design and Siting

Policy RAT16 of the Bromsgrove District Local Plan states that proposals involving the use of agricultural land for equestrian pursuits in the Green Belt will be favourably considered in so far as the siting, materials or design of any new stabling and other associated development does not conflict with the visual amenities of the Green Belt and the criteria expressed in Policy RAT17 of the Bromsgrove District Local Plan. This advice is reflected in Policy DS2 and RAT2 of the Bromsgrove District Local Plan. The stabling is accessed of the end of the original existing track

Criteria (a) of Policy RAT17 states that new buildings should be kept to a minimum necessary and consist of only **essential facilities** genuinely required on a parcel of land which preserves the openness of the Green Belt. This criteria also states that proposals should be closely related to existing farm buildings or other groups of buildings where possible. Criteria (c) of Policy RAT17 states that the design and materials must be of a high standard and sensitive to its surroundings of the rural area in order to protect the visual amenity of the Green Belt and to ensure integration of any buildings into the rural setting. SPG5 states that stables should be of a size that is comfortable for their purposes but not large enough to enable easy conversion to other uses.

Paragraph 22.6 of the BDLP states that in general, stabling for horses on a *limited* scale (horses owned for recreational/personal use) where carefully integrated with existing farm or other groups of buildings, will be acceptable. Conflict with Green Belt policy is most likely to arise when the development of isolated stabling and ancillary buildings associated with horses is proposed.

Members will note the siting of the stable block has been proposed adjacent to an original field boundary/ hedge thus reducing its visual impact in this location. The Length of the block is 16.2m and width 3.8m (Extending to 5m width the roof overhang), an overall height of 3.9m. I assume the building will be constructed on a solid base, however no details of this have been provided. I consider, the design of the buildings appears in line

with SPG5 and finishes may be suitably controlled by condition. The scheme in my view may be still viewed as small scale. It is therefore considered that the proposal would not go against the fundamental aim of Green Belt policy by impinging on the openness of the Green Belt.

I am of the opinion that the proposal would represent appropriate development in the Green Belt and will accord with Policy DS2, RAT2, RAT16 and RAT17 of the BDLP, Policy D.39 of the WCSP and the provisions of PPG2.

Amenity Issues

Members will note the separation of the site and the siting of the proposed buildings. This site has not adjacent neighbouring dwellings and I consider that there will be not no adverse impacts on residential amenity given the distance from the nearest property is over 66m away (Poolhouse Farm area and Woodlands Farm).

Highway Issues

Highways have not raised any objections in terms of highway safety.

I understand that the original hedgerows in this location are of particular importance in this location and are probably of significance in terms of there history and original field patterns.

Conditions and notes are proposed to ensure the siting of the stable building is a least 2m away from the hedgerow and wire fencing to prevent livestock eating the hedgerow and protection of nesting birds etc.

This will ensure that the proposal would accord with policy CTC1 of the WCSP and C4 of the BDLP.

Conclusions

Given all material considerations I am of the opinion that the scheme is acceptable for the reasons noted above.

RECOMMENDATION: That permission be **GRANTED**

1. Time 3years
2. C037 - Materials and finishes to be agreed (samples provided) and confirmed in writing by the LPA Including details of base etc
- 3 The siting of the stable block shall be set at least 2m away from the hedgerow boundary (south and west) A scheme of hedgerow protection shall be submitted to and approved in writing by the Local Planning Authority. This scheme shall include at least protective livestock fencing around the hedgerow. REASON – T o ensure protection of this significant historic hedgerow feature in this location in accordance with policy CTC1 of the WCSP and C4 of the BDLP and the guidance contained in PPS9

Reasons

1. In accordance
2. RO4 - To secure a satisfactory appearance to the development
3. R011 - To secure adequate drainage from the site

Notes

The original hedgerow in this location is of significant importance and should be afforded the necessary protection. This includes protection during the nesting period in line with provisions of the Wildlife and Countryside Act and PPS9.