

Name of Applicant Type of Certificate	Proposal	Map/Plan Policy	Plan Ref. Expiry Date
A CULLEN 'A'	Part Field no. 1448 Adj Poolhouse Farm, Hockley Brook Lane, Belbroughton - Erection of mobile 3 berth field shelter (<i>retrospective</i>)	GB LPA	B/2007/0800 11.09.2007

RECOMMENDATION:

- (i) that **DELEGATED POWERS** be granted to the Head of Planning and Environment Services to determine the application on expiry of the publicity period (minded to refuse); and
- (ii) that Members authorise appropriate action to secure the removal of the unauthorised track and delegate authority to the Head of Planning and Environment Services, in consultation with the Head of Legal, Equalities and Diversity, to select the most appropriate course of action.

Consultations

Belbroughton PC Consulted on: 19.07.2007. No response.
WCC (HP) Consulted on: 19.07.2007. No response.
Publicity Site notice posted on: 24.07.2007 (expires: 14.08.2007).
 No response.

The site and its surroundings

This application site refers to a plot of land which is located off an unauthorised access track in a designated Green Belt and Landscape Protection Area and forms one of a number of plots of land which have been sub-divided and sold.

Proposal

This application refers to a retrospective application for proposed stables. This would involve a material change of use of the land from agricultural to equestrian pursuits.

This site has also been subject to the implementation of a hard standing around the stables and also for a new access point from the current unauthorised track. This has not been included as part of this permission and it is part of B/2007/0720 which is also on the agenda.

Relevant Policies

WMSS QE3
WCSP CTC.1, D.38, D.39
BDLP DS2, DS13, RAT2, RAT16, RAT17, C1, C4, TR11
Others PPS1, PPG2

Relevant Planning History

(These fields have been subdivided and applications have been submitted for many of the individual sites). There is no previous history for this particular field division.

Notes

The main issue to take into consideration is whether the proposal would constitute inappropriate development in the Green Belt and, if so, whether any 'very special circumstances' exist to clearly outweigh the harm caused. In addition, it will be necessary to establish whether the proposed development would have a materially detrimental effect on the Landscape Protection Area.

Equestrian activities / stables

Policy RAT16 of the BDLP2004 highlights 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 that the proposal conforms to the criteria contained within policy RAT17.

Policy RAT17 of the BDLP2004 highlights the criteria for which stabling and associated development will be considered against. This Policy states new buildings should be kept to a minimum necessary and consist only of essential facilities (for example, small stables) genuinely required for a parcel of land which preserves the openness of the Green Belt.

Policy RAT17 of the BDLP states a number of criteria against which proposed stables will be assessed. Part (a) of this policy states that new buildings should be kept to the minimum necessary and consist of essential facilities (for example, stables) which preserve the openness / visual amenity of the Green Belt. Save in exceptional circumstances they may be permitted where they are closely related to existing farm buildings or other groups of buildings. In this instance, the proposal would not be closely related to existing farm or other rural buildings and would be located off a track which is currently unauthorised.

Part (g) of this policy states that the impact of the proposal including the cumulative impact with other equestrian related development or development for which there is planning permission must not be such as to harm the openness of the Green Belt. Therefore, by virtue of positioning off a track which is currently unauthorised, the proposed stables would lead to further encroachment on to the countryside and Green Belt. It is therefore considered that the proposed stables would unduly harm the openness / visual amenity of the Green Belt and would also materially harm the purposes and provisions of designating the land as a Landscape Protection Area.

Design

Policy RAT17 refers to the fact that the design, materials and landscaping treatment must be of a high standard and sensitive to its surroundings of the rural area in order to protect the visual amenity of the surrounding area and to ensure the integration of any buildings into the rural setting. This policy also states that new stabling should be large enough for the safety and comfort of the horse and meet the Councils standards and I consider that the proposal would meet the size standard requirements.

RECOMMENDATION:

- (i) that **DELEGATED POWERS** be granted to the Head of Planning and Environment Services to determine the application on expiry of the publicity period (minded to refuse)
 - (a) The proposed stables would be located in a field which currently lies off an existing unauthorised access track. Therefore by virtue of positioning the proposal would not be closely related to other existing rural buildings and its comparatively isolated position would unduly harm the openness / visual amenity of the Green Belt and would undermine the purposes and provisions of designating the land as a Landscape Protection Area which would contravene policy QE3 of the West Midland Spatial Strategy, policies CTC.1, D.38, D.39 of the Worcestershire County Structure Plan, policies C1, DS2, DS13, RAT17(a) of the Bromsgrove District Local Plan and the general provisions of PPG2 - Green Belts.
- (ii) that Members authorise appropriate action to secure the removal of the unauthorised track and delegate authority to the Head of Planning and Environment Services, in consultation with the Head of Legal, Equalities and Diversity, to select the most appropriate course of action.