

Name of Applicant Type of Certificate	Proposal	Map/Plan Policy	Plan Ref. Expiry Date
Mr. Nicklin 'A'	Three stables and tack shed (concrete bases), field shelter, grazing for horses - resubmission of B/2007/0394 (as amended by plans received on 21.08.2007 and description by email on: 19.09.2007) - Plot 2, Field No. 0006, Hockley Brook Lane, Belbroughton	GB LPA	B/2007/0907 15.11.2007

RECOMMENDATION: that permission be **GRANTED**.

Consultations

Belbroughton PC	Consulted on 17.08.2007. No response to date.
WCC(HP)	Consulted on 17.08.2007. Comment received on 06.09.2007, recommending that condition H5 be implemented.
ENG	Consulted on 17.08.2007. Comment received on 10.09.2007 recommending that a condition and notes be implemented.
PROW	Consulted on 17.08.2007. No response to date.
RA	Consulted on 17.08.2007. No response to date.
Publicity	Site notice posted on 21.08.2007 (expires on 11.09.2007) Press notice posted on 06.09.2007 No response received to date.

The site and its surroundings

The application site refers to a plot of land which is located in a designated Green Belt and Landscape Protection Area and is accessed via an existing farm gate which leads directly from Hockley Brook Lane to the application site, with suitable off road parking directly in front of the gates.

Proposal

The application refers to a proposal for three stables and tack shed (concrete bases), mobile field shelter, grazing for horses - resubmission of B/2007/0394 (as amended by plans received on: 21.08.2007). The stables and tack shed would measure approximately 14.4 x 4.6 metres, with an approximate height of 3 metres. The field shelter would measure approximately 3.5 x 3.5 metres, with an approximate height of 2.9 metres. The site area is 1.64 hectares.

Relevant Policies

WMSS	QE3
WCSP	CTC.1, D.38, D.39
BDLP	DS2, DS13, RAT2, RAT16, RAT17, C1, C4
Others	PPS1, PPG2, PPS7

Relevant Planning History

None.

Notes

This application would involve three main points:

1. A change of use of the land from agricultural to equestrian.
2. A proposed stable and tack room as one unit and;
3. A field shelter.

Green Belt

The main issue to take into consideration is whether the proposals 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.

Policy D.38 of the Worcestershire County Structure Plan (WCSP) highlights that there is a general presumption against allowing inappropriate development in the Green Belt as described in national planning guidance currently PPG2 - Green Belts. Where proposals constitute inappropriate development in terms of this guidance development will only be allowed where very special circumstances exist which outweigh the harm to the Green Belt.

Change of use

The proposed change of use of the land would be acceptable in principle in accordance with Green Belt policy as it would be for equestrian pursuits and as such, no concern is raised with this aspect of the proposal.

Proposed stables and field shelter

Para 3.4 of PPG2 - Green Belts states that the construction of new buildings inside a Green Belt is inappropriate unless it falls within one of the defined categories for appropriate development. One of these categories refers to essential facilities for outdoor sport and outdoor recreation and for other uses of land which preserve the openness of the Green Belt and which do not conflict with the purposes of including land in it. Equestrian activities are considered to be an appropriate form of development in the Green Belt and therefore the principle of such works would be acceptable.

The proposed stable would be located along a hedge line and would be easily accessible from Hockley Brook Lane through an existing farm gate. This would mean that the stable would be reasonably well screened from the main road and there would also be sufficient parking provision in front of the gates to ensure that no additional hard standing would be required. Therefore by virtue of positioning, it is considered that the proposal would be

located in a sustainable position and would ensure that minimal impact is caused to the openness / visual amenity of the Green Belt.

Equestrian activities

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.

Design

Policy RAT17 also 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. In terms of design it is considered that the proposed stables and field shelter would comprise of buildings that would be reasonably suitable for the housing and keeping of horses and as such, no concern is raised with this aspect of the proposal.

This policy also states that new stabling should be large enough for the safety and comfort of the horse and meet the Councils standards. With this in mind, it is considered that the stables would meet this requirement.

Landscape Protection Areas

Policy C1 of the Bromsgrove District Local Plan identifies Landscape Protection Areas as local designations of areas where it is considered that the character of the countryside and the quality of the landscape merits special protection. It is noted that policy C4 identifies specific criteria for assessing development proposals within Landscape Protection Areas by stating that any proposed development should not have a materially detrimental effect on the landscape and special attention should be given to prominent slopes or major ridge lines.

By virtue of positioning behind and adjacent to an existing large hedge, it is considered that the proposal would not be located on a major prominent ridge line and would not entail a materially detrimental effect on the surrounding landscape to such an extent as to warrant the refusal of the application.

Harm to amenity

It is considered that the proposal would not unduly harm the amenities of neighbouring occupiers, the openness / visual amenity of the Green Belt or would entail a materially detrimental effect on the Landscape Protection Area.

Conclusion

By virtue of size, scale, siting and use, the proposals would not unduly harm the openness / visual amenity of the Green Belt or would materially harm the Landscape Protection Area and would comply with Council policy and guidance and for the following reasons, it is recommended that permission be granted.

RECOMMENDATION: that permission be **GRANTED**.

1. C099
2. C037
3. H5
4. The disposal of storm water shall be to the existing drain connection out to the mains located within the highway.

Reason

4. In order to secure the satisfactory drainage conditions in accordance with policy DS13 of the Bromsgrove District Local Plan 2004.

Notes

The construction of the stable block is to take into account any existing drainage infrastructure. New soakaways will be required to serve the proposed structure along with any hardstanding areas (water butts could be combined with this drainage system). No direct discharge to any ditch line is permissible.

No Flood Risk Assessment is required.

Hedgerows are to be protected from damage by livestock.

This decision has been taken having regard to the policies within the West Midlands Spatial Strategy, the Worcestershire County Structure Plan (WCSP) June 2001 and the Bromsgrove District Local Plan January 2004 (BDLP) and other material considerations as summarised below:

WMSS	QE3
WCSP	CTC.1, D.38, D.39
BDLP	DS2, DS13, RAT2, RAT16, RAT17, C1, C4
Others	PPS1, PPG2, PPS7

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It is the Council's view that the proposed development complies with the provisions of the development plan and that, on balance, there are no justifiable reasons to refuse planning permission.