

Name of Applicant Type of Certificate	Proposal	Map/Plan Policy	Plan. Ref Expiry Date
<b>A. Morris and T. Rees 'A'</b>	Erection of concrete base and timber stables - Field no. 0151, adj. to Pool House Farm, Belbroughton	GB LPA	<b>B/2007/0751</b> 02.11.2007

**RECOMMENDATION:** that permission be **GRANTED**.

#### Consultations

Belbroughton PC Consulted on: 07.08.2007. No response to date.  
WCC(HP) Consulted on: 07.08.2007. No objection received on: 16.08.2007.  
CEHO Consulted on: 07.08.2007. No response to date.  
Publicity 1 site notice posted on: 08.08.2007 (expires on: 29.08.2007).  
Press notice posted on: 06.09.2007 (expires on: 27.09.2007).  
No response to date.

#### The site and its surroundings

This application site refers to a plot of land measuring 6.6 acres on the application form (approximately 2.67 hectares) which is located off an unauthorised access track which went to Planning Committee on 13th August 2007 (ref B/2007/0720) where it was resolved that powers are delegated to the Head of Planning and Environment Services to determine the application after the expiry period: 20.08.2007 (minded to refuse).

The site falls within a designated Green Belt and Landscape Protection Area and forms one of a number of plots of agricultural land which have been sub-divided and sold.

Members should be aware that application B/2007/0457 for the erection of 3 berth stable block, feed store and tack room was granted planning permission on: 25.07.2007 which lies adjacent to the site on the other side of the hedge line and would also be away from the current authorised track.

#### Proposal

This application refers to the proposed erection of concrete base and timber stables comprising of two closed and two open stables.

#### Relevant Policies

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

### 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 and General Green Belt Policy

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.

### **Change of use from Agricultural to 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 for which proposed stables will be assessed against. 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 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 and would be located off a track which is currently unauthorised (B/2007/0720) as indicated above. However, the stable would be located adjacent to an existing stable which has already been granted permission B/2007/0457 for the erection of 3 berth stable block, feed store and tack room on: 25.07.2007.

It is acknowledged that this application would form one of two stables beyond the line of the existing track and both of these would be located close towards the existing hedge line which would help to reduce the over all impact.

The unauthorised track clearly causes problems in terms of access to these two sites and would involve a potential walking distance of approximately sixty metres from the end of the authorised and lawful track and it is therefore considered that these two stables are possibly at the furthest point which is likely to be acceptable in terms of siting, sustainability issues and compliance with Council policy and guidance.

## 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 Council's standards and I consider that the proposal would meet the size standard requirements.

## Conclusion

In light of the aforementioned it would appear that weight should be attached to the existing permission B/2007/0457 for the erection of 3 berth stable block, feed store and tack room was granted planning permission on: 25.07.2007 and also lies away from the current authorised track.

It is also noted that at the point of that permission being granted, it may not have been fully apparent to the case officer concerned that the track was unauthorised which has now been refused planning permission and is in the process of being Enforced against.

Under normal circumstances this current application is likely to have been refused due to its positioning off the unauthorised track and the fact that it would not be in a sustainable location by virtue of poor access and being divorced from the other authorised stables.

Therefore whilst this is acknowledged, it has also become apparent of the potential limitations of developing much beyond this unauthorised track for the reasons indicated above and potential over intensification of development of the site and significant weight is attached to this prospect. Therefore in light of the aforementioned it is recommended that permission be granted.

**RECOMMENDATION:** that permission be **GRANTED**.

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## Notes

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	DS13, DS2, C1, RAT16, RAT17
Others	PPS1, PPG2, PPS7

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.