

Name of Applicant Type of Certificate	Proposal	Map/Plan Policy	Plan. Ref Expiry Date
Philip Brookes 'A'	Erection of stable block comprising two stables and one tack shed on a hardcore standing, change of use from agricultural to equine (Resubmission of B/2007/0777). Part field no. 1530 Adj Poolhouse Far, Hockley Brook Lane, Belbroughton.	Green Belt Landscape Protection Area	B/2007/0911 12/11/2007

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

#### Consultations

Belbroughton PC Consulted on: 14/08/2007 No response.  
WCC (HP) Consulted on: 14/08/2007 No response.  
ENG Consulted on: 14/08/2007 Comment received on: 04/09/2007.  
Publicity Site notice posted on: 17/08/2007 (expires on: 07/09/2007).  
Press notice posted on: 23/08/2007 (expires on: 13/09/2007).

#### The site and its surroundings

This application site refers to a plot of land which is located in a designated Green Belt and Landscape Protection Area. The site is accessed from Hockley Brook Lane via an existing hard standing track and forms one of a number of field divisions. The site area is 1.4 hectares.

#### Proposal

This application refers to the proposed erection of stable block comprising two stables and one tack shed on a hardcore standing, change of use from agricultural to equine (Resubmission of B/2007/0777) which was formally withdrawn on 7<sup>th</sup> August 2007. This amended scheme refers to differs from the previous application by the removal of the previous shed/tack room which was a separate entity to the stables and the removal of the hard standing area around the stables.

The stables would measure approximately 9.76 metres in length by 3.6 metres in width, with a height of 3 metres, with a concrete foundation.

#### Relevant Policies

WMSS QE3.  
WCSP CTC1, D38, D39.  
BDLP DS2, DS13, RAT2, RAT16, RAT17, C1, C4.  
Others PPS1, PPG2, PPS7.

#### Relevant Planning History

B/2007/0777 Erection of a stable block, tack shed. Change of use from agricultural to equine recreational (as augmented by plans received on: 26/07/2007). Withdrawn: 07/08/2007.

## 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.

## Change of Use

This application would involve a material change of use of the land from agricultural to equestrian pursuits which would be acceptable development in principle as defined in para 3.12 of PPG2 – Green Belts which states that a material change of use in the Green Belt is inappropriate unless it maintains the openness/ visual amenity of the Green Belt. Equestrian pursuits would maintain openness in principle and would therefore be acceptable in this instance.

## Proposed stable and design

Policy RAT17 of the Bromsgrove District Local Plan (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 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 the proposal would satisfy this criteria.

Para 3.5 of PPG2 refers to essential out door recreational facilities such as stables and equestrian pursuits being appropriate development in the Green Belt, including small scale stables which would be the case in this instance providing that it complies with para 3.12 of PPG2. This aspect of the policy states that a material change of use in the Green Belt is inappropriate unless it maintains the openness/ visual amenity of the Green Belt and given the nature of the proposal, it is considered that the proposal would be acceptable development.

In addition the stables would be of a size, design and scale that would be suitable for this site and would comply with Council policy and guidance and well as national planning policy under PPG2 – Green Belts. It would also be easily accessed from the existing track which is lawful and therefore no concern is expressed with this aspect of the proposal and for the following reasons, I recommend that permission be granted.

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

**B/2007/0911-DI** - Erection of stable block comprising two stables and one tack shed on a hardcore standing, change of use from agricultural to equine (resubmission of B/2007/0777) - part field no. 1530, adj. Poolhouse Farm, Hockley Brook Lane, Belbroughton - Mr. P. Brookes

1. C099.
2. C037
3. The disposal of storm water shall be by means submitted to and approved in writing by the Local Planning Authority and be operational before building works commence.

### Reason

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

This decision has been taken having regard to the policies within the West Midlands Spatial Strategy (Regional Planning Guidance Note 11), 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: CTC1, D38, D39.

BDLP2004: DS2, DS13, RAT2, RAT16, RAT17, C1, C4.

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.