

Name of Applicant Type of Certificate	Proposal	Map/Plan Policy	Plan. Ref Expiry Date
Mr Randle 'A'	Erection of four wooden stables, small hay barn and feed room on concrete base and permission for field shelter. All for personal recreational use (resubmission of B/2007/0698). Field no. 1530 Adj Poolhouse Far, Hockley Brook Lane, Belbroughton.	Green Belt Landscape Protection Area	B/2007/0918/DI 13/11/2007.

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: 17/08/2007. Comment received on: 09/08/2007 recommending that a condition be implemented.
Publicity	Site notice posted on: 17/08/2007 (expires on: 07/09/2007). Press notice posted on: 31/08/2007 (expires on: 21/09/2007).

The site and its surroundings

This application site refers to a plot of land which is located off an existing authorised access track in a designated Green Belt and Landscape Protection Area. The site area is 1.2 hectares.

Proposal

This is a resubmission of application B/2007/0698 which referred to the proposed erection of 4 wooden stables, feed room and hay barn, on concrete base (for personal recreational use) which was formally withdrawn on 17th August 2007. This amended scheme refers to the erection of four wooden stables, small hay barn and feed room on concrete base and permission for field shelter and would be relocated off the current authorised track as opposed to the previous application which was off the unauthorised track.

The stable and field shelter would be located along existing hedging and the field shelter would be located approximately fifteen metres away from the proposed stables.

Relevant Policies

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

Relevant Planning History

B/2007/0698	proposed erection of 4 wooden stables, feed room and hay barn, on concrete base (for personal recreational use). Withdrawn: 17/08/2007.
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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.

Proposed change of use and 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 and I am of the opinion that the proposed location along the existing hedge line would ensure that it would not unduly harm the visual appearance of the existing Green Belt.

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 am satisfied that this would be the case in this instance.

Conclusion

It is considered that the proposed stables and field shelter which would be located adjacent to the existing hedge, would ensure that no significant visual harm would be caused to the Green Belt. In addition the site would be easily accessed off the current authorised access track, with no further requirement for any proposed additional hard standing and for the reasons indicated, it is recommended that permission be granted.

RECOMMENDATION: that permission be **GRANTED:**

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

Reason

2. 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 land drainage infrastructure.

No Flood Risk Assessment is required.

Hedgerows and trees are to be protected from damage by livestock.

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.