

Name of Applicant Type of Certificate	Proposal	Map/Plan Policy	Plan Ref. Expiry Date
D. BLAKEWAY 'A'	Stabling for horses, storage of bulk food, fodder, tack, saddles, rugs and equipment - Land adjacent to Pool House Farm, Hockley Brook Lane, Belbroughton	GB LPA	B/2007/0899 22.01.2007

RECOMMENDATION: that permission be **GRANTED**.

Consultations

Belbroughton PC Consulted on 24.10.2007. Objection received on 07.11.2007.
WCC (HP) Consulted on 24.10.2007. No objection 29.10.2007.
ENG Consulted on 24.10.2007. Comment received on 30.10.2007.
Publicity Site notice posted on 05.11.2007 (expires 26.11.2007). No
response received to date.

The site and its surroundings

This application site refers to a plot of land which is located in a north-easterly direction in relation to Hockley Brook Lane. The site is accessed off a track and is located in a designated Green Belt and Landscape Protection Area. This site forms one of a number of plots of land which have been sub-divided from Agricultural use and sold for equestrian pursuits.

Proposal

This application would involve a material change of use of the land from agricultural to equestrian and the proposed construction of a stable. The proposed stable would be 'L' shaped in appearance. The longest part of the 'L' shape would measure approximately 11.5 metres x 3.9 metres, with the shortest part of the 'L' shape measuring approximately 5.1 metres x 3.9 metres. Contained within this 'L' shape would only be concrete hard-standing measuring approximately 7.6 metres x 5.1 metres and the surrounding location would be grass.

Relevant Policies

WMSS QE3
WCSP CTC.1, D.38, D.39
BDLP DS2, DS13, RAT2, RAT16, RAT17, C1, C4, TR11
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 sub-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.

Is the proposal appropriate development in the Green Belt?

Para. 3.4 of PPG2: Green Belts highlights a number of criteria for what is considered to be appropriate development in the Green Belt. One of these categories refers to equestrian pursuits which may be considered acceptable where they do not unduly harm the openness / visual amenity of the Green Belt in accordance with other Council policies and guidance.

The change of use of the land to equestrian and the grazing of horses would not unduly harm the Green Belt and would therefore be an appropriate form of development. However, it will also be necessary to establish if the proposed stables will cause any harm.

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 the 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 be closely related to other existing rural buildings and, in particular, other stables; and would be accessed from an existing gate off the formalised hard-standing track. Therefore, by virtue of location, accessibility and close proximity to other rural buildings, no concern is raised with regard to this aspect of the proposal which would be in compliance with the above policy.

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 formal track, it is considered that this proposal would not lead to any further and unnecessary encroachment on to the countryside and the Green Belt, and would not 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 Council's standards; it is considered that the proposal would meet these standard requirements. Therefore, no objection is raised in relation to design.

Conclusion

By virtue of location, accessibility and design, it is considered that the proposed stables would constitute an appropriate form of development in the Green Belt and would be in compliance with Council policies and guidance, and also in accordance with the general provisions of PPG2: Green Belts. Therefore, in light of the above, it is recommended that permission be granted.

RECOMMENDATION: that permission be **GRANTED**.

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.

Notes

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	CTC.1, D.38, D.39
BDLP	DS2, DS13, RAT2, RAT16, RAT17, C1, C4, TR11
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.