

West Wing, Shore Croft, Sandy Lane, Hatherton, WS11 1RF

Permission for the existing timber stables to be replaced with brick stables [Retrospective].

1. SITE DESCRIPTION AND PLANNING HISTORY

1.1 Site Description

1.1.1 The application relates to an existing paddock which is accessed off Sandy Lane and is to the rear of the residential building, Shore Croft, which comprises of three dwellings. The area around the site slopes down from the north east to the south west. The property is surrounded by fields, although opposite is a built up residential area which lies within Cannock. Several Oak Trees run along the northern side of Sandy Lane.

1.2 Planning History

2011 Erection of stables, refused [11/00020/FUL]

2000 Demolition of garages and conservatory and change of use, alterations and extensions of 1 dwelling to form 3 dwellings, approved [00/00249/COU]

1.2.1 The 2011 application refused planning permission to demolish the existing stables and re-site to the northern boundary [some 25m west], of a larger scale and in a more prominent position.

2. APPLICATION DETAILS

2.1 The Proposal

2.1.1 The application proposes the retention for the existing brick stable block which measures 26m long by 3.7m wide by 3.3m high [6 boxes]. Formerly on the site there was a rendered white timber stable block of the same dimensions.

2.2 Agents Submission

2.2.1 The application is accompanied by a supporting statement.

3. POLICY CONTEXT

3.1 Within the Green Belt

3.2 Core Strategy

GB1 - Development in the Green Belt

EQ1 - Protecting, Enhancing and Expanding Natural Assets

EQ4 - Protecting the Character and Appearance of the Landscape

EQ11 - Wider Design Considerations

EV7 - Equine Related Development

Core Policy 4 - Promoting High Quality Design

3.3 National Planning Policy Framework

7. Requiring good design

9. Protecting the Green Belt

4. CONSULTATION RESPONSES

4.1 Comments received

Councillor Ashley: (received 18/11/2016) I am concerned that this development, refused in 2011, is destined to be a residential dwelling within the AONB and Green Belt. There are 4 unauthorised stables already erected on site which are being investigated by enforcement officers

Parish Council: No comments received

Environmental Health (received 21/11/2016) *No comments*

Cannock Chase Council: No comments received

AONB Officer: (received 07/12/16) I wish to make comments on the above planning application on behalf of the Cannock Chase Area of Outstanding Natural Beauty (AONB) Joint Committee.

The AONB Partnership has agreed a Planning Protocol which includes consideration of any applications that “are likely to have an adverse impact on either the character of the local landscape and/or nature conservation interests within the AONB or on its setting”.

This site is within the AONB, in a predominantly open countryside setting on the boundary of the AONB, close to Shoal Hill Common. This means that that careful consideration should to be given to the impact of proposed development the landscape and scenic beauty of the area, in accordance with the CROW act, the NPPF and the adopted South Staffordshire Local Plan. Green Belt policies will also apply. It is, therefore, unfortunate that the supporting statement which forms part of the application contains no reference to the AONB.

It is acknowledged that the development is on a similar footprint to the timber stables that had been on the site for many years, however, the structure appears to be slightly larger and includes an overhanging roof on the front elevation. This is not necessarily of concern but it is unfortunate that an application was not made before development commenced. This would have enabled details of the colour/texture of the bricks, an apparent intention to use rendered panels on the end and rear elevations and the details of the roofing material to be considered. These details have not been provided as part of the retrospective application.

The appearance of the building is an important consideration as far as the assessment of any adverse impact on the landscape and scenic beauty of

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the AONB is concerned. The application form states that the development cannot be seen from a public road or footpath but it is visible from Sandy Lane and from the footpath around the edge of Shoal Hill Common, just to the north-east of the site. It also states that there are no trees or hedges adjacent to the site, whereas a line of Oak trees, runs close to the rear of the building.

Therefore, whilst there is no objection in principle to the development, we are concerned over the nature of detailed finishes and if possible, would like to be re-assured that all that can be done is being done to minimise the visual impact of the new building.

Thank you for consulting me on this application. Please let me know if you have any queries on these comments. I would be glad to receive notification of your decision in due course

Neighbours: No comments received

A site notice was posted on the 11/11/16

5. APPRAISAL

5.1 The application has been referred to a committee meeting by Councillor Ashley

5.2 Key Issues

- Principle of development
- Impact on the Green Belt/Visual amenity
- Impact on neighbouring amenity
- Highways/access

5.3 Principle of development

5.3.1 The application site is within the Green Belt where there is a presumption against inappropriate development. However, an exception to this is provision of appropriate small scale facilities for outdoor sport and recreation which is considered an acceptable form of development in the Green Belt. Policy EV7 outlines the principles by which such proposals would be supported.

5.3.2 I consider that the proposed development of which is currently being used as four stables and two tack room's falls within the criteria of a small scale facility for outdoor recreational facilities.

5.3.3 Furthermore, the replacement stables are of an identical scale to the previous timber stables, it could therefore also be argued that the application represents a replacement building which is not materially larger, which would also amount to acceptable development in the Green Belt had this application not been retrospective.

5.3.1 I therefore consider that the proposal is compliant with policy GB1.

5.4 Impact on the AONB/Visual Amenity

5.4.1 The existing brick structure is to the rear of the dwellings and is positioned in an embankment. The building is sited on the same footprint as the previous timber stables.

5.4.2 Whilst brick is not usually an acceptable material for stable blocks due to its presence and permanence within the local landscape, the old timber stables were rendered white and suffered from flooding from the adjoining field which in turn resulted in problems with the upkeep of the building, rats and welfare issues for the horses [mud fever].

5.4.3 Given that the site is well screened and in a discreet location, I consider the visual impact of the proposed development to be acceptable in this instance.

5.5 Impact on neighbouring amenity

5.5.1 The proposed development will cause no additional harm on neighbouring amenity as the new stables are positioned in the same location and of an identical scale.

5.6 Highways/access

5.6.1 There are no highways or access issues in respect of this application. The proposal utilises an existing access with plenty of off road parking.

5.7 Other Matters

5.7.1 With the exception of this application there are no outstanding enforcement matters for this application site. There are some unauthorised corrugated steel stables nearby that have been erected by a different landowner which is currently being investigated by the Councils enforcement team.

6. CONCLUSIONS

6.1 The proposal constitutes an acceptable form of development in the Green Belt. The proposed development is of an appropriate size and is constructed from suitable materials. I do not consider the proposal to have an adverse impact on the Green Belt or the landscape character of the area. For these reasons I recommend the application for approval.

7. RECOMMENDATION APPROVE

Subject to the following condition(s):

1. The development shall be kept in accordance with the approved plans: Site Location Plan and Drawing no. 0281-01/03 received 04/11/16

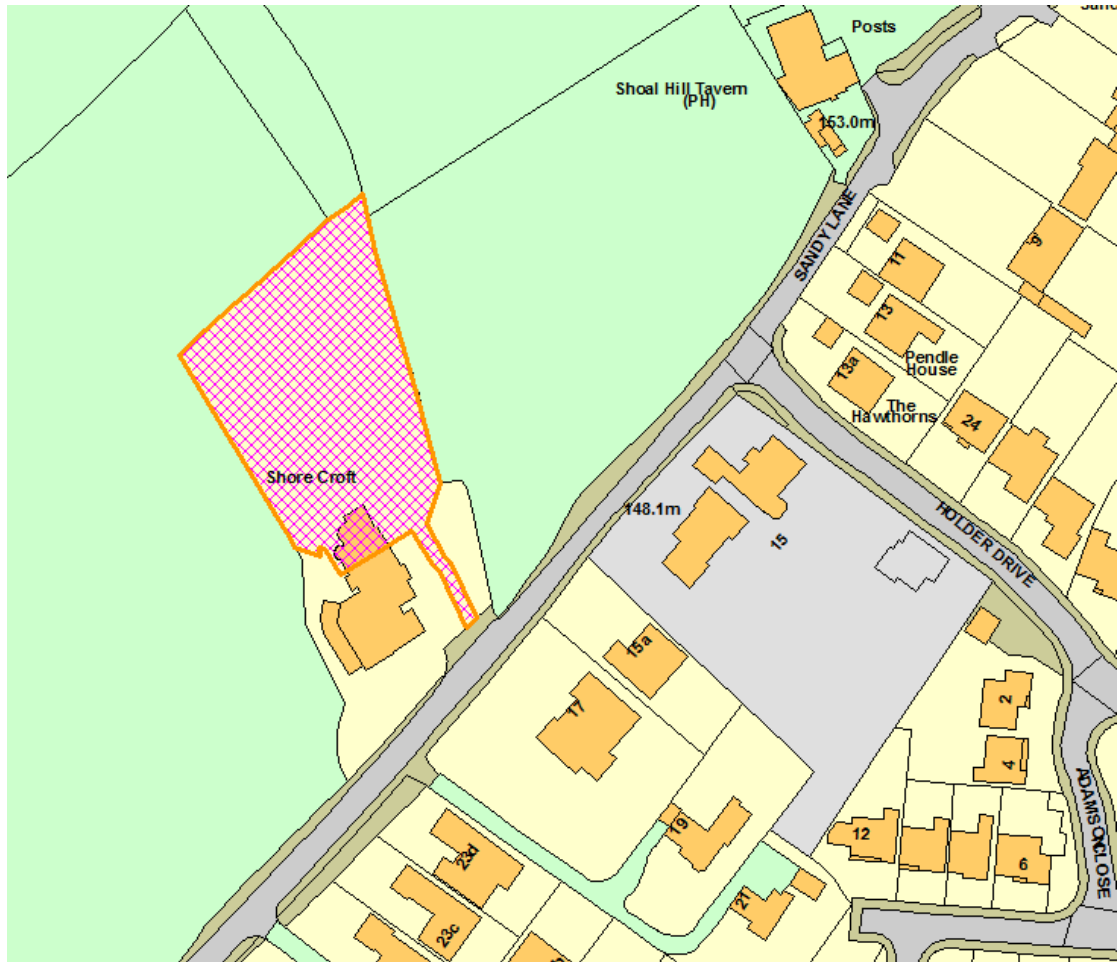
2. The building hereby approved shall only be used for recreational purposes.

Reasons

1. In order to define the permission and to avoid doubt.
2. In order to define the permission and to avoid doubt.
3. Proactive Statement

The Council has considered the application submitted, but did not consider amendments to the proposal were necessary. The application is considered to be acceptable in accordance with the reasons for granting planning permission above. The Local Planning Authority has therefore worked in a positive and proactive manner in relation to dealing with the planning application, in accordance with paragraphs 186 and 187 of the National Planning Policy Framework, 2012.

The proposal is considered to be a sustainable form of development and so complies with the provisions of the National Planning Policy Framework, 2012.



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