

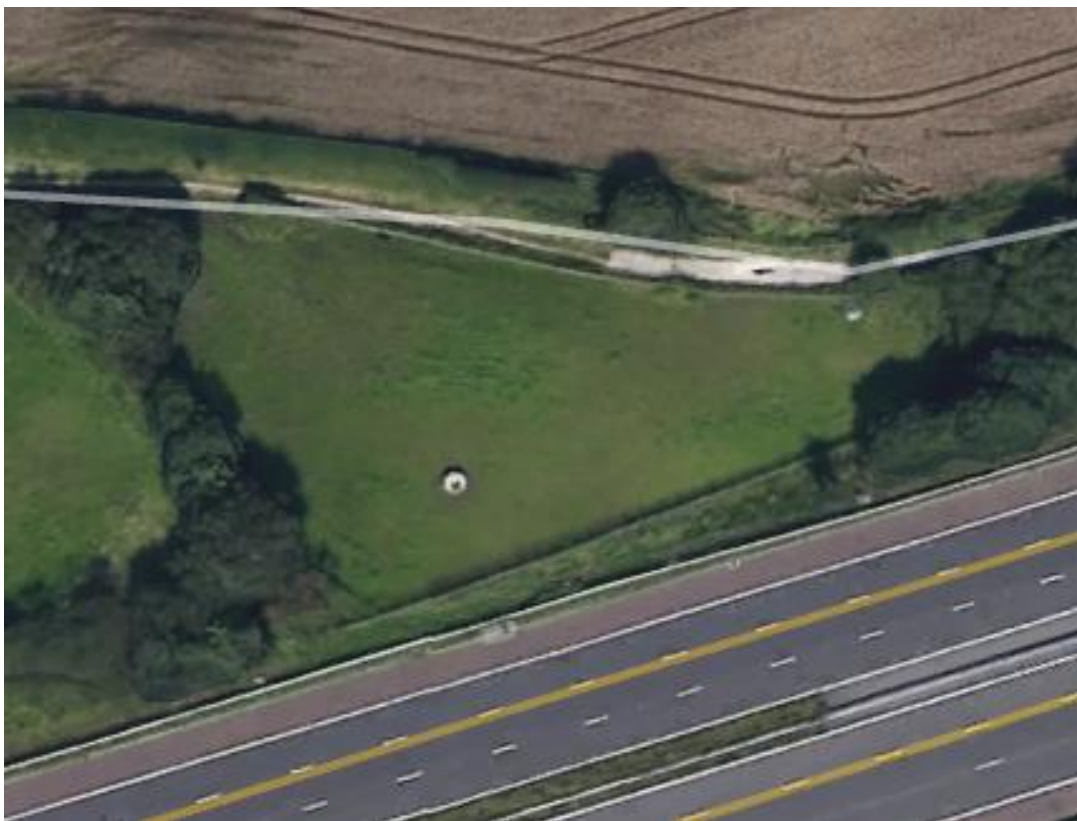
## **Planning Statement**

**Planning Application for the Change the use of the land  
from agricultural to the keeping of horses and for the  
erection of**

**a stable building comprising of 2no stables and a  
tack/store room for private use**

**Land Adjacent to the South of Back Lane, Weeton, Preston**

**Submitted to Fylde Borough Council on Behalf of Pete Marquis Developments**



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# **1 INTRODUCTION**

The purpose of this statement is to progress a full planning application for the erection of a block of 2 stables for private use.

The application is made to Fylde Borough Council and relates to the red edge application site boundary defined by the submitted Location Plan.

Following a review of the site context and history, this Planning Statement will demonstrate that the proposals accord with the Development Plan for Fylde, and moreover, there are other significant material considerations which indicate that planning permission ought to be granted.

This statement should be read in conjunction with the submitted application package, which includes the following documents: -

- 1 APP form
- Location Plan
- Proposed Site Plan

## **2 - SITE DESCRIPTION**

The site is located on the south side of Back Lane adjacent to the M55. The site comprises an area of approximately 0.2 Ha of rough pastureland.

There are no ecological or landscape designations associated with the site and the site is located wholly within Flood Zone 1, where the risk of flooding is at its lowest. There are no active Tree Preservation Orders associated with the site and there are no heritage designations associated with the site.

A location plan showing the site within its wider setting is provided with the supporting documents and for an image of the site within its closer setting please see below.



### **3 PLANNING HISTORY**

93/0842 - EXTENSION OF EARTH MOUND TO PROVIDE VISUAL SCREEN AND SOUND ATTENUATION FROM M55 MOTORWAY. Approved

### **4 PROPOSED DEVELOPMENT**

The applicant proposes the construction of a block of two stables with attached store and associated hardstanding. The proposal, a small area of hardstanding with a simple timber stables sitting on a low brick plinth will seek to ensure the design of the stables will fit well in the rural setting and nearby properties, also seeking to ensuring that the amenities of existing area will not be compromised by the proposal. Access would be provided via the existing access off Back Lane.



### **5 PLANNING POLICY CONTEXT**

Section 38 (6) of the Planning and Compulsory Purchase Act 2004 requires that where in making any determination under the Planning Acts, regard is to be had to the Development Plan. The determination shall be made in accordance with the plan unless material considerations indicate otherwise.

The Development Plan, insofar as it is relevant to the application site, comprises the Fylde Local Plan to 2032.

#### **Fylde Local Plan to 2032**

The following Local Plan policies are relevant to the proposal at hand:



Policy GD4 - Development in the Countryside;

Policy GD7 – Achieving Good Design in Development;

Policy ENV1 – Landscape;

Policy ENV2 – Bio-Diversity

### **National Planning Policy Framework 2019**

The NPPF sets out the Government's planning policies for England and how these should be applied. The golden thread running throughout the Framework is the Government's presumption in favour of sustainable development (Paragraph 11) whereby developments which correctly balance the requirements of economic, social and environmental issues should be granted planning permission unless there are strong reasons that permission should not be granted.

Paragraphs 8 and 9 of the NPPF explain that there are three overarching objectives to sustainable development, these are, economic, social and environmental, which are mutually dependant, so gains in each should be sought jointly and simultaneously.

Paragraph 10 of the NPPF states that sustainable development should be pursued in a positive way at the heart of the Framework, is a presumption in favour of sustainable development (paragraph 11). For decision taking, this means approving development proposals that accord with an up to date development plan without delay.

Paragraph 83 – Supporting a prosperous rural economy, one of the main aims of paragraph 83 of the NPPF is that any new development should respect the character of the countryside.

Paragraphs 124 and 127 consider good design in buildings and local character, environment and landscape setting

### **National Planning Policy Guidance**

On 6 March 2014 the government launched its Planning Practice Guidance. The web-based resource brings together a series of English planning guidance documents into a new format and will be used to assist planners in the interpretation and practice of national planning policies as outlined in the Framework.

## **6 PLANNING POLICY ASSESSMENT**

### **Principle of Development**

Policy GD4 Development in the countryside: Criterion a) is relevant. Criteria a) state: Development in the Countryside, shown on the Policies Map including Inset Plans, will be limited to:

a) that needed for purposes of agriculture, horticulture or forestry; or other uses appropriate to a rural area, including uses which would help to diversify the rural

economy, including small-scale tourist accommodation, holiday caravan sites and very exceptionally, larger scale tourism development;

The proposed use is small scale and appropriate to a rural area and would help to diversify the agricultural use. The use is reversible in that the land could be used for agricultural livestock again without any restrictions. The design, form and colour of materials used on the building are of a type and scale which do not harm the character of the surrounding countryside and are characteristic of it. The proposal is considered to comply with the aims.

Policy GD7 Achieving Good Design in Development: the proposal is for one functional building for the keeping of horses that is considered to be of an appropriate form and design. It is seen in context with adjacent similarly designed buildings and landscape mounding. Additional planting can be provided. The proposed development is considered to comply with the aims of this policy.

Policy ENV1 states that Development will have regard to its visual impact within its landscape context and the landscape type in which it is situated. The proposed development is considered to comply with the broad aims of this policy.

The proposal is not considered to be harmful to the landscape character of the area.

Given the above, it is considered that the proposed development would constitute sustainable development in the context of the NPPF and the Local Plan. Furthermore, the above analysis would also suggest the proposals can be viewed positively in the context of the adopted Development Plan.

### **Planning Balance**

This section of the Planning Statement has succinctly detailed how the proposed development can be adjudged as acceptable in the context of the Development Plan and the Framework. With regard to the redevelopment of previously developed land within the open countryside the proposal can be considered positively.

As stated above the proposal seeks permission for the erection of a block of 2 stables and associated hardstanding for private use. The development plan policies support the development and there are not considered to be any material considerations of any significance that would lead to a contrary determination.

The National Planning Policy Framework (NPPF) (2019) and National Planning Practice Guidance (NPPG) are both material considerations of weight and the proposal is considered to comply with both the NPPF and NPPG.

## **7 CONCLUSIONS**

The proposed stables would be largely screened from public view by the existing mature hedge along the roadside within the applicants' ownership. It is considered that the building is not unduly prominent and visible in the streetscape or wider landscape.

In respect of the proposal, the development plan policies support the development and there are not considered to be any material considerations of any significance leading to a contrary determination. The National Planning Policy Framework (NPPF) (2019) and National Planning Practice Guidance (NPPG) are both material considerations of weight. The development is considered to comply with both the NPPF and NPPG.

The council is requested to approve the application.