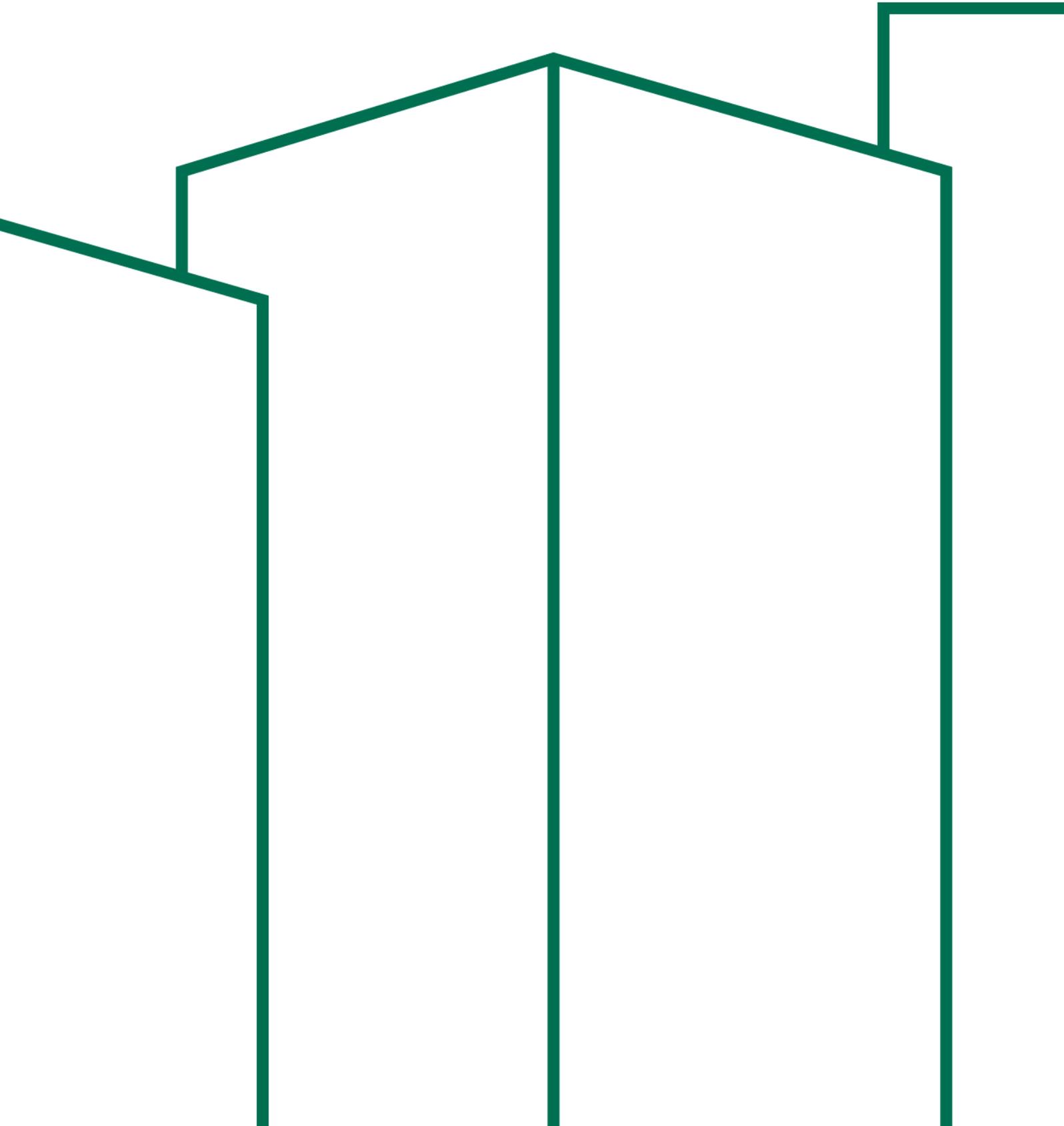




PLANNING STATEMENT
Land South of Fisherwick Road,
Fisherwick,
Lichfield,
Staffordshire
WS13 8PR



1.0 INTRODUCTION

- 1.1 This Planning Statement has been prepared to accompany a planning application submitted to Lichfield District Council. This planning application seeks planning permission for the erection of 5no. horse shelters and the change of use of land for the keeping of horses on the land south of Fisherwick Road.
- 1.2 Planning permission has previously been granted for the retention of the horse shelter to the western corner of the field (Reference 19/01537/FUL – Appendix 1). The parcel of land with planning approval for the keeping of horses is highlighted on drawing number 5574 100 Revision A.

The Application Site

- 1.3 The application site is located on the southern side of Fisherwick Road, to the east of the West Coast Mainline. The site comprises a triangular shaped parcel of land that extends to approximately 12 hectares in size. The application site is not located within the Green Belt.

Planning History

- 1.4 Planning permission has been granted on 3 January 2020 for the retention of a field/horse shelter to the west of the site (Reference 19/01537/FUL – Appendix 1).

The Proposal

- 1.5 This application seeks consent for the erection of 5no. horse shelters to serve the land used for the keeping of horses. The horse shelters are proposed to be located towards the north, south and western boundaries of the site.

- 1.6 The buildings measure some 3.8 metres in depth and 7.6 metres wide, constructed in vertical timber cladding with an open front elevation. The roof features a pitched roof constructed in corrugated metal sheeting with an eaves height of 2.5 metres with maximum height of some 3 metres.

- 1.7 The external walls of the building are constructed in vertical timber cladding with an open fronted side elevation. The roof has a shallow pitch, constructed in corrugated metal sheeting coloured dark green.

- 1.8 The proposed horse shelters, in terms of their design and appearance, are typical of many modern agricultural buildings to be found within the surrounding countryside. The proposed horse shelters are to be sited within close proximity to the northern, southern, and western boundaries of the site, and within close proximity to the West Coast Mainline further to the south west. The proposed horse shelters do not therefore stand in isolation within the countryside. The buildings are to be accessed by means of existing vehicular access to the north, south and western boundaries of the field.

2.0 PLANNING POLICY

National Planning Policy Framework (the Framework) 2019

- 2.1 The application site is located in a rural area. The Framework advises (paragraph 83) that planning policies should support economic growth in rural areas in order to create jobs and prosperity and in this respect, Local and Neighbourhood Plans should **“enable the sustainable growth and expansion of all types of business and enterprise in rural areas, both through conversion of existing buildings and well designed new buildings.”** Such plans are also encouraged to **“enable the development and diversification of agricultural and other land-based rural businesses.”**

Development Plan for Lichfield

- 2.2 The Development Plan includes the Lichfield Local Plan Strategy 2008-2029 which was adopted in February 2015. The following policies are considered to be relevant to the determination of this application:

- Policy BE1 – High Quality Development
- Policy NR1 – Countryside Management
- Policy CP2 – Presumption in Favour of Sustainable Development

Whittington & Fisherwick Neighbourhood Plan

- 2.3 The Whittington & Fisherwick Neighbourhood Plan was made on the 17 April 2018. The following policies are considered relevant to the determination of this application: -

- Policy DP2 – Flood Prevention & Management
- Policy NE & L 2 – Biodiversity and Habitats

3.0 PLANNING CONSIDERATIONS

Principle of Development

- 3.1 The intended use of the site for the keeping of horses with associated stabling is self-evidently a rural based activity. Policy NR1 of the Lichfield Local Plan Strategy states that development proposals will be supported which provide activities based within the countryside which relate to recreation and the enjoyment of the countryside, such as, equestrian activities. The principle of the proposed development is therefore considered to be entirely consistent with the relevant countryside management policies such as NR1 of the Local Plan Strategy.

Character and Appearance

- 3.2 The proposed horse shelters are to be constructed in vertical timber cladding with a shallow pitched roof constructed in metal sheeting coloured dark green. The proposed horse shelters are typical of many agricultural buildings to be found throughout the countryside. The design of the stables is of a high quality and the appearance of the buildings is considered to be entirely appropriate to the setting.
- 3.3 The proposed horse shelters will sit alongside of the existing hedgerows along the boundaries of the site, with the West Coast Mainline and vehicular access beyond the existing hedgerow to the west. As a consequence, the horse shelters will not appear intrusive when viewed from the surrounding countryside. In any event, the proposed horse shelters are typical of the form of development that is found in the rural area and is commensurate to the scale of the existing equestrian activity at the site. The proposed development

would not therefore have a damaging effect on the character and appearance of the countryside.

- 3.4 The design of the proposed horse shelters and their materials of construction are considered appropriate to a rural area. The buildings will not have a degree of permanence that would enable the building to be adapted for other uses in the future. The stables are the minimum size necessary to meet the applicant's requirements.
- 3.5 The proposed development can be undertaken without the requirement to remove any mature landscape feature.
- 3.6 In addition, in the event that it were to be found that the means of enclosure to sub-divide the north and south fields required planning permission, then it is considered that they are limited in height and do not have the appearance of a building or physical; enclosure and would be open in nature. In terms of their appearance the means of enclosure, they are typical of the materials that would be used to subdivide agricultural field across the countryside.
- 3.7 In the light of these circumstances, it is submitted that the proposed development would not result in harm to the character and appearance of the surrounding area. In this respect, the proposed development is compliant with the Framework and Local Plan Policies BE1 and NR1.

Natural Environment

- 3.8 The application site offers little opportunity for protected species. The existing hedgerow along the southern boundary will be retained. The horse shelters

will be a sufficient distance away from the hedgerow to ensure that the development will not have any adverse impact upon the hedgerow. The proposed development would not have an adverse impact upon the natural environment.

Living Conditions

- 3.9 The proposed horse shelters are a considerable distance from the nearest dwelling, and it is submitted that the proposed use of the application site by the applicants for the grazing of horses with associated horse shelters would not harm the living conditions of neighbouring occupiers with regards to noise and disturbance. The use of the site for grazing of horses is a use that is entirely appropriate to a rural location. Given the site's location, it is considered that the proposed use would not give rise to any adverse impact in terms of noise and disturbance.

Flood Risk

- 3.10 The proposed horse shelters do not fall within a high risk flood zone, and given the relatively modest scale of the proposed buildings set within a substantial plot containing open land, it is considered the proposal would not result in any significant additional flooding and therefore accords with Whittington and Fisherwick Neighbourhood Plan Policy DP2.

Rural Diversification

- 3.11 The applicants J F & B M Gray is a family of agricultural enterprise. It is a significant operation, farming some 934 hectares; Sheepwash Farm provides wheat for Warburtons bread, potatoes for KP Snacks that make McCoy's Crisps

and vegetable oil and rapeseed oil. J F and B M Gray seek to engage the community in its farming enterprise and are renowned for the farm visits it operates at the site. The provision of horse shelters and the change of use of land for the keeping of horses at the farm is considered to be a further element of the diversification of the agricultural enterprise. The applicants J F & B M Gray also participates in renewal energy, with solar panels and a wind turbine and children's nursery at the farm. The diversification of the enterprise is seen as important in terms of ensuring that the farm is resilient to fluctuations in agricultural income and ensuring that the existing levels of employment are maintained with potential for growth.

3.12 The proposed development for the proposed horse shelters and change of use of land for the keeping of horses is also considered to be consistent with the advice provided at paragraph 83 of the Framework insofar as the proposed development provides for the sustainable growth and expansion of the existing agricultural enterprise. The proposed development will evidently sustain the sustainable growth of an existing land-based rural enterprise consistent with the advice contained in the Framework (paragraph 83). The proposed development is also consistent with Local Plan Policies BE1 and NR1. In these circumstances, planning permission should be granted.

4.0 CONCLUSIONS

- 4.1 The intended use of the site for the keeping of horses with associated stabling is self-evidently a rural based activity. Policy NR1 of the Lichfield Local Plan Strategy states that development proposals will be supported which provide activities based within the countryside which relate to recreation and the enjoyment of the countryside, such as, equestrian activities.
- 4.2 The proposed horse shelters this application seeks consent for, in terms of their design and appearance, are typical of many modern buildings to be found within the surrounding countryside. The proposed horse shelters are sited within close proximity to the northern, eastern, and southern boundaries of the site. The site is also within close proximity to the West Coast Mainline further to the south west. The proposed horse shelters do not therefore stand in isolation within the countryside.
- 4.3 The proposed development utilises an existing vehicular access that can be altered to ensure there is no conflict with the safe and efficient use of the highway network.
- 4.4 The proposed development can be undertaken without having an adverse impact upon any ecological interest. The existing hedgerows and trees can be retained.
- 4.5 The proposed development is some distance from the nearest residential property; the development will not therefore result in harm by reason of noise or disturbance to any nearby residential property.

- 4.6 The proposed development will evidently sustain the sustainable growth of an existing land-based rural enterprise consistent with the advice contained in the Framework (paragraph 83). The proposed development is also consistent with Local Plan Policies BE1 and NR1. In these circumstances, planning permission should be granted.

JRL/TD/5574

12 March 2021

5.0 APPENDICES

Appendix 1 : Planning Application 19/01537/FUL

JRL/TD/5574

12 March 2021

Planning Permission 19/01537/FUL

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APPLICATION NO: 19/01537/FUL

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

APPROVAL OF PLANNING PERMISSION

APPLICANT:

Mr R Gray
C/O CT Planning
Three Spires House
Station Road
Lichfield
WS13 6HX

AGENT:

Mr J Lloyd
Three Spires House
Station Road
Lichfield
WS13 6HX

LOCATION OF DEVELOPMENT:

Land Adj Hademore Farm, Fisherwick Road, Fisherwick, Lichfield

DESCRIPTION OF DEVELOPMENT:

Retention of field shelter/stable

Planning permission is hereby **GRANTED** for the above development in accordance with the application, plans and drawings listed below and subject to compliance with the following conditions:

CONDITIONS:

1. The development authorised by this permission shall be retained in complete accordance with the approved plans and specification, as listed on this decision notice, except insofar as may be otherwise required by other conditions to which this permission is subject.

REASONS FOR CONDITIONS:

1. For the avoidance of doubt and in accordance with the applicant's stated intentions, in order to meet the requirements of Policy BE1 of the Local Plan Strategy and Government Guidance contained in the National Planning Practice Guidance.

NOTES TO APPLICANT:

1. The Development Plan comprises the Lichfield District Local Plan Strategy (2015) and Lichfield District Local Plan Allocations (2019) and the Whittington and Fisherwick Neighbourhood Plan (2018) .

2. The applicant's attention is drawn to The Town and Country Planning (Fees for Applications, Deemed Applications, Requests and Site Visits) (England) Regulations 2017, which requires that any written request for compliance of a planning condition(s) shall be accompanied by a fee of £34 for a householder application or £116 for any other application including reserved matters. Although the Council will endeavour to deal with such applications in a timely manner, it should be noted that legislation allows a period of up to 8 weeks for the Local

Planning Authority to discharge conditions and therefore this timescale should be borne in mind when programming development.

3. Please be advised that Lichfield District Council adopted its Community Infrastructure Levy (CIL) Charging Schedule on the 19th April 2016 and commenced charging from the 13th June 2016. A CIL charge applies to all relevant applications. This will involve a monetary sum payable prior to commencement of development. In order to clarify the position of your proposal, please complete the Planning Application Additional Information Requirement Form, which is available for download from the Planning Portal or from the Council's website at www.lichfielddc.gov.uk/cilprocess.

4. The development is considered to be a sustainable form of development which complies with the provisions of paragraph 38 of the NPPF.

5. Any soakaways or septic tank shall be located a minimum distance of 5 m and 10 m respectively rear of the highway boundary.

APPROVED PLANS

5293.99
Site Layout Plan
DRG PROJ N/BCC

Signed

DATE OF DECISION: 3rd January 2020

On behalf of Lichfield District Council

PLEASE SEE IMPORTANT ADVICE TO APPLICANTS

IMPORTANT ADVICE TO APPLICANTS

PLEASE READ

1. If the applicant is aggrieved by the decision or is aggrieved by any specific conditions attached to this permission by the Local Planning Authority, they may appeal to the Secretary of State within six months of the date of this notice. Appeals must be made using a form which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN (Tel: 0303 444 5000) or online at <https://acp.planninginspectorate.gov.uk>. The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
2. This permission does not imply any approval under the Building Regulations, for which a separate application may be required, or any other formal consents required by other statutory bodies, for example drainage, highway permits etc. It is the applicant's responsibility to ensure that all of the relevant permissions in relation to this development are in place.
3. The applicant is reminded of the need to comply with the requirements of the Party Wall etc. Act 1996 where relevant.
4. Conditions may be attached to this permission, which require the applicant to submit details to the Local Planning Authority for approval **prior to the commencement of any development on site**. The applicant must therefore ensure that all necessary approvals have been gained before commencing work on site. **Failure to do so could result in the Local Planning Authority taking formal action in respect of the unauthorised works.**
5. This decision only relates to the development as shown on the approved plans and any conditions imposed. Should the applicant need to make any variation to these (including the need to comply with the Building Regulations) they should contact the Local Planning Authority to discuss the implications of these variations and agree an appropriate method of resolution, prior to carrying out the works. **Failure to do so could result in the Local Planning Authority taking formal action in respect of the unauthorised works.**



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PLANNING STATEMENT

Land South of Fisherwick Road, Fisherwick,
Lichfield, Staffordshire WS13 8PR

Our Reference: JRL/TD/5574

Date: 12 March 2021

CT Planning Limited

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