

DELEGATED FILE NOTE

CASE OFFICER: ...Melissa Tyler.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
24/01120/FP	Erection of stable block	Land Adjacent To Ashley Lodge Rabley Heath Road Codicote Hertfordshire AL6 9UB

Submitted Plan Nos

24-01-10 24-01-11 24-01-12 24-01-01

2.0 **Site History**

2.1 None

3.0 **Representations**

3.1 **Herts Ecology – Condition recommended**

3.2 **Herts Highways** – Notice is given under article 22 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 that Hertfordshire County Council as Highway Authority does not wish to restrict the grant of permission

3.3 **Environmental Health** – No objections

3.4 **Site Notice / Neighbours:** No responses received

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.2 The application site is an irregular shaped area of paddock land forming part of the curtilage of west barn at Friends Green Farm, Damask Green Road. West Barn has recently been converted into a dwelling with associated garaging.

The site is located south of the village of Weston and lies within the Green Belt.

Both West and East barn are Grade II listed buildings.

4.2 **Proposal**

4.2.1 Planning permission is sought for a single storey stable block on a plot of land designated for the use of grazing. The stable block is to be sited next to the existing access. The internal layout has been designed to allow for two horses to be kept, also allowing for hay and food storage. One third of the building has been retained for the storage of the horse box. It has been located at the north end of the building to prevent it from being seen from the road.

4.2.2 The elevations will be finished with a composite timber cladding and mono pitched roof finished with aluminium standing seam metal roof. Doors are proposed be be large barn style doors finished in same cladding.

4.2.3 Solar panels are proposed on the rear roof elevation.

4.3 **Key Issues**

Principle of the use

4.3.1 The site is within the Green Belt. Paragraph 153 of the Framework advises that a local authority should regard the construction of new buildings as inappropriate in the Green Belt with certain exceptions including those set out in sub-paragraph b) which states:

b) the provision of appropriate facilities (in connection with the existing use of land or a change of use), including buildings, for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it

4.3.2 In this case the proposal is for a building in association with an equine use associated with the adjacent dwelling and not for any commercial purposes. Such a use can reasonably be described therefore as an outdoor recreational activity and therefore the proposed building and use would fall within those uses described in sub-paragraph b) of paragraph 153 of the Framework. The proposal is therefore considered to be an appropriate use within the Green Belt and no very special circumstances are required to be demonstrated.

4.3.3 There is also the question of whether the stable building would preserve the openness of the Green Belt and does not conflict with the purposes of including land within it. This is generally understood to be a spatial assessment. In this case, the building is to be located in an close to the dwellinghouse on the front boundary next to existing access with the paddock to the rear of the stable block opening up to open countryside. It is considered that given the above described context of the development the proposal would preserve the openness of the Green Belt.

4.3.4 Paragraph 149 of the Framework sets out the five purposes of Green Belt. Taking these in turn:

a) the proposed stable building is not in an urban area or adjacent to such an area therefore it will not result in the unrestricted sprawl of large built-up areas.

b) the location of the stable block is not between towns and would not result in towns merging into one another.

c) the proposal is a relatively modest recreational building with land retained around it and therefore would not result in encroachment into the countryside.

d) the location is not within a town and therefore does not affect the setting and special character of historic towns

e) the location is not within an urban area and therefore the purpose of assisting in urban regeneration by encouraging the recycling of derelict and other urban land does not apply.

Given the above analysis the proposal would not conflict with the purposes of including land within the Green Belt.

- 4.3.5 In terms of the visual impact on the Green Belt due to the limited height of the building and its siting behind a hedge that is located along Rabley Heath Road it is considered that the visual impact on the Green Belt would be limited.

Design and appearance

- 4.3.6 The proposed stable building would be of a classic stable block footprint with a mono pitched. The shallow pitched roof would be typical of a rural stable building. The materials to be used are seen in many rural and equine related buildings. As such, I consider that the design and appearance of the building is appropriate to this rural location.

Access

- 4.3.7 Vehicular access to the building will be via an existing vehicular access off Rabley Heath Road. The Highway Authority have no objection to the proposed stables stating :

“This application involves the erection of a stable block on a plot of land designated for the use of grazing. The proposed car parking provision is the responsibility of the LPA to determine the level and suitability of the car parking proposals, however, it is essential that it is operated in efficient and safe manner to minimise the impact on the local highway network which is the responsibility of the HCC HA. The HA considers the proposed development is not likely to have any significant impact on parking demand or operation on the local highway network”

Climate Change

- 4.3.8 The proposed development includes Solar panels which is supported. However, by virtue of its limited scale would have no significant implications for the local environment in terms of carbon emissions and therefore would be generally in compliance with the criteria set out in Policy D1 ‘Sustainable Design’ of the North Hertfordshire Local Plan 2011-2031 and Section 14 - ‘Meeting the challenge of climate change, flooding and coastal change’ of the NPPF 2023.

Biodiversity

- 4.3.9 Following consultation with Herts Ecology the following comments were made:

The baseline in the metric is now solely displaying the habitats within the redline boundary as opposed to the blueline boundary as well. To reach the required 10% net gain, offsite enhancements are required, and the other neutral grassland present within the blueline boundary (0.96ha) will be enhanced from poor-moderate condition.

The biodiversity gain condition will apply to this application, whereby a biodiversity gain plan will be submitted as part of this condition. We advise that the government template for the biodiversity gain plan should be used, and a metric which corresponds

with the gain plan should be submitted alongside this gain plan.

To achieve a biodiversity net gain for this development, offsite BNG is required. Therefore, if the LPA were minded granting permission, a Habitat Management and Monitoring Plan (HMMP) should be added as a Condition of approval. This shall demonstrate how the habitat enhancement and creation, and subsequent target habitat conditions on-site will be created, enhanced, and monitored over 30 years following the completion of the capital works required to create them. It is recommended that the HMMP should be in line with the HMMP template produced by DEFRA. Considerations should also be given within any legal agreement to secure resources to allow adequate monitoring over the 30-year period.

4.4 **Conclusion**

The development is acceptable in planning terms.

5.0 **Recommendation**

5.1 That planning permission be **GRANTED** subject to the following conditions:

1. The development shall not commence until a Habitat Management and Monitoring Plan (HMMP) aligning with the HMMP template produced by DEFRA and prepared in accordance with the approved Biodiversity Gain Plan has been submitted to, and approved in writing by, the local planning authority. The HMMP shall include:

1. a non-technical summary;
2. the roles and responsibilities of the people or organisation(s) delivering the HMMP;
3. the planned habitat creation and enhancement works to create or improve habitat to achieve the biodiversity net gain in accordance with the approved Biodiversity Gain Plan;
4. the management measures to maintain habitat in accordance with the approved Biodiversity Gain Plan for a period of 30 years from the completion of development;
- and 5. the monitoring methodology and frequency in respect of the created or enhanced habitat to be submitted to the local planning authority.

The created and/or enhanced habitat specified in the approved [HMMP] shall be managed and maintained in accordance with the approved [HMMP]

2. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

3. The development hereby permitted shall be carried out wholly in accordance with the details specified in the application and supporting approved documents and plans listed above.

Reason: To ensure the development is carried out in accordance with details which form the basis of this grant of permission.

4. Details of any external lighting to be installed on the site, including the design of the lighting unit, any supporting structure, and the extent of the area to be illuminated, shall be submitted to and approved in writing by the Local Planning Authority prior to the development commencing. Only the details thereby approved shall be implemented.

Reason: To protect the amenities of the occupiers of adjoining properties

5. The stables and hardstanding hereby permitted shall only be used for the personal and private keeping of horses and storage of related materials and for no other purposes including any commercial/business uses.

Reason - to protect the character of the rural area and intensification of use, in line with Policy D1 of the Local Plan.

Proactive Statement:

Planning permission has been granted for this proposal. Discussion with the applicant to seek an acceptable solution was not necessary in this instance. The Council has therefore acted proactively in line with the requirements of the Framework (paragraph 38) and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Signed  Anne McDonald	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 15 May 2025	