

TWC/2022/0103

Rushmoor Lodge, Rushmoor Lane, Bratton, Telford, Shropshire, TF5 0DA
Change of use from office/storage to holiday let (Retrospective)

APPLICANT

Rushmoor Stud Limited

RECEIVED

28/01/2022

PARISH

Wrockwardine

WARD

Wrockwardine

THIS APPLICATION HAS BEEN REFERRED TO PLANNING COMMITTEE AT THE REQUEST OF CLLR JACQUELINE SEYMOUR

1.0 SUMMARY RECOMMENDATION

1.1 It is recommended that DELEGATED AUTHORITY be granted to the Development Management Service Delivery Manager to GRANT FULL PLANNING PERMISSION subject to conditions and informatives.

2.0 SITE AND SURROUNDINGS

2.1 The application site comprises of an established equestrian business, operating under the name of 'Rushmoor Stud'. The site is located within Rushmoor, a hamlet which is located approximately 4.3 miles North-West of the Market Town of Wellington, which offers a variety of shops, restaurants and other facilities.

2.2 The site is bordered by fields which are largely used for agricultural and equestrian purposes. The landscaping on the site comprises of a mixture of hard and soft boundary treatments, however the predominant form is hedging and trees. There are a number of existing buildings on the site, both of a residential (temporary static caravan) and equestrian nature (permanent stable blocks).

3.0 APPLICATION DETAILS

3.1 This application seeks full planning permission for the change of use of an existing building from an office/storage area to a holiday let. As the building is already being used as a holiday let, this application is retrospective.

3.2 The building subject to this application is a single storey, detached building which is timber clad and has a tiled roof. There are no external or internal alterations proposed as part of this application.

3.3 The application is accompanied by the following supporting documents: -

- Application Form
- Location Plan
- Proposed Site Plan

- Existing and Proposed Floor Plans
- Existing and Proposed Elevations
- Design and Access Statement

4.0 RELEVANT HISTORY

- 4.1 TWC/2017/0253 - Change of Use of Agricultural Land to Equestrian, erection of replacement stable block with associated storage facilities, formation of new vehicular access, formation of pond and the installation of a septic tank – Full Granted on 28/09/2018.
- 4.2 TWC/2018/0538 - Temporary siting (3 years) of a static caravan – Full Granted on 26/10/2018.

5.0 RELEVANT POLICY DOCUMENTS

5.1 National Guidance:

National Planning Policy Framework (NPPF)

5.2 Local Development Plan:

Telford & Wrekin Local Plan

6.0 SUMMARY OF CONSULTATION RESPONSES

6.1 Local Member & Town/Parish Council Responses:

Comments received from statutory consultees can be viewed in full on the planning file, but key points have been summarised as follows:

6.1.1 Wrockwardine Parish Council: Object:

Raise concerns regarding:

- Highways impacts
- The principle of development

6.1.2 Cllr Jacqueline Seymour – Object:

Raise concerns regarding:

- The drainage of the site;
- The principle of development

6.2 Standard Consultation Responses

6.2.1 Ecology: No comment

6.2.2 Highways: No objections

6.2.3 Drainage: No comment

6.2.4 Shropshire Fire Service: Comment

Consideration should be given to advice provided in Shropshire Fire and Rescue Service's "Fire Safety Guidance for Commercial and Domestic Planning Applications" document.

7.0 SUMMARY OF PUBLIC RESPONSE

7.1 Two objections have been received from local residents, which are available in full on the planning file, but key points have been summarised as follows:

- The principle of residential development on the site
- Amount of lighting on the site is excessive
- There is already adequate accommodation provision in the area

8.0 PLANNING CONSIDERATIONS

8.1 Having regard to the development plan policy and other material considerations including comments received during the consultation process, the planning application raises the following main issues:

- Principle of development
- Scale and design of the proposal
- Impact on residential amenity
- Other matters

8.2 Principle of Development

8.2.1 The site subject to this application is occupied by an established equestrian and race horse breeding business, which operates under the name of 'Rushmoor Stud. The business has successfully operated from the site since the approval of two previous planning applications – TWC/2017/0253 and TWC/2018/0538.

8.2.2 A number of buildings have been constructed on the site for the purposes of the business, which are used for a mix of residential and equine purposes. The LPA previously granted permission for the erection of an office/storage building in 2017, and it is this building which is subject to this application.

8.2.3 Following on from the successful launch of the business, the applicant has noted a growing number of horse owners who wish to stay on site whilst their horses are being tended to by the applicant and his supporting staff members. As such, the applicant intends to provide a full livery service, which provides

guest accommodation for the owner of the horse whilst the horse is stabled overnight. Given the value of race horses, it is not uncommon for owners want to stay overnight.

8.2.4 The proposed accommodation is modest and will limit the number of guests who can stay at the premises at any one time. The facilities provided comprise of a shower room, a kitchenette and a sitting room which is also used as a bedroom. Whilst the kitchenette is small, the applicant has confirmed that he has an arrangement with a local restaurant to provide breakfast (and another meals) to guests if required. On average, the guests who are staying in the lodge are not staying for a period of more than a week.

8.2.5 Policy EC3 of the Telford & Wrekin Plan outlines that the Council will support new employment development in the rural area, where it involves the re-use of previously developed land or the conversion/re-use of buildings or the extension of existing sites where:

- i. Development relates to agriculture, forestry or assists in the diversification of the rural economy;
- ii. The local highway network is capable of accommodating the traffic generated by the proposed development; and
- iii. The proposal is supported by an appropriate business case which demonstrates that the proposal will support the local economy and help sustain rural communities.

8.2.6 Whilst it is appreciated that the above policy does not expressly outline that development should relate to equestrian businesses, the LPA do consider that the scheme would result in the diversification of the rural economy and would offer a niche form of accommodation, which is not currently available within Telford. The applicant has a number of staff who work on the site and is currently reviewing the possibility of offering apprenticeships on the site, given the successful nature of the business. The retention of the holiday let will also secure further jobs – such as cleaners – and will allow relationships to be forged with neighbouring business, such as the relationship already in place with a local restaurant for the provision of hot meals to guests staying on site. The Local Highway Authority have raised no objections to the proposal.

8.2.7 Given that the business is already established on the site, Officers do not consider it necessary for the applicant to submit a business plan. Given the rural location of the site, guests are likely to visit surrounding towns and villages to access shops, facilities such as pubs and restaurants. It is therefore considered that the proposal will support the local economy and help sustain rural communities. The proposal is therefore deemed to be compliant with Policy EC3.

8.2.8 Policy EC12 of the Telford & Wrekin Plan outlines that the Council will expect applications for tourist accommodation to demonstrate how they will broaden the range and quality of provision in the borough. After researching provision

within the borough, it does not appear that there are any other business which are offering accommodation for both horse and owners. It is considered that for this reasons, the proposal will broaden the range and quality of provision offered within the borough and would be compliant with Policy EC12. Whilst the applicants have confirmed that each booking is unlikely to last longer than a week, a condition will be placed on any approval which restricts any one individual or family/group from occupying the holiday let for more than 4 consecutive weeks in any calendar year. Furthermore, the applicant will be required to keep a register (or similar record) of bookings shall be maintained at all times and made available for inspection by an officer of Telford & Wrekin Council on request.

- 8.2.9 Officers note that concern have been raised that the granting of this permission would set a precedent for further residential accommodation on the site. The LPA would highlight that each application it determined on its own merits and do not consider that a precedent would be set.

8.3 Scale and design of the proposal

- 8.3.1 The building subject to this application is existing and its structure was previously approved as part of an application on the site in 2017. In order to convert the building into a holiday let, the applicant has installed a small kitchen and shower room. The external appearance and size of the building has remained as approved. As there will no external changes to the building, Officers are satisfied that the proposed layout, scale and design of the building is of a high quality, responds to its surroundings and respects the character and appearance of the area, satisfying the requirements of Policy BE1.

8.4 Impact on residential amenity

- 8.4.1 Given the location of the building subject to this application and the location of neighbouring properties, Officers are satisfied that the proposal will not have a detrimental impact upon the amenity of neighbouring occupiers.

8.5 Other Matters

- 8.5.1 Drainage: The Council's Drainage Team have been formally consulted on the application and have no comments to make on the proposal. The Local Planning Authority are aware of a land ownership dispute with a neighbouring land owner, in regards to the drainage of the site. However, this is a civil matter between both parties and is not a material planning consideration. There are therefore no material planning objections, which would warrant the refusal of the application.
- 8.5.2 Ecology: The Council's Ecologist has reviewed the application and has no comments to make on the proposal. As the building is already in situ, it is considered that the proposed use will not have a detrimental impact upon the biodiversity of the area. Although a neighbour has raised concerns over the number of lights constructed on the site, the Council's Ecologist has raised no

concerns in relation to this element. The proposal is therefore deemed to be compliant with Policy NE1.

8.5.3 Highways: The Local Highways Authority have been formally consulted on the proposal and have raised no objections to the scheme. Given the size of the holiday let and the number of bedrooms contained therein, Officers are satisfied that there is adequate parking and an established access to the site, which can be used by the occupiers of the holiday let without having a detrimental impact upon the wider highways network. The proposal is therefore deemed to be compliant with policies C3 and C5.

9.0 CONCLUSIONS

9.1 The building is located on a site which is used by an established equestrian business and would see a niche form of accommodation offered within the Borough. The proposal is considered to diversify the rural economy, can be accommodated by the local highway network and will support the local economy and help sustain rural communities. As such, the proposal is considered to be compliant with Local Plan Policies EC3 and EC12 and the national guidance contained within the NPPF.

9.2 There are no technical issues that would warrant the refusal of the application. Accordingly it is considered that the proposal represents a sustainable form of development which complies with the National Planning Policy Framework, together with relevant policies within the Telford & Wrekin Local Plan.

10.0 RECOMMENDATION

10.1 Based on the conclusions above, the recommendation to the Planning Committee on this application is that **DELEGATED AUTHORITY** be granted to the Development Management Service Delivery Manager to **GRANT PLANNING PERMISSION** subject to the following:

A) The following conditions (with authority to finalise conditions and reasons for approval to be delegated to Development Management Service Delivery Manager):-

1. C38 Development in accordance with approved plans
2. D24 Holiday let