



COLNEY HEATH PARISH COUNCIL

Highfield Park Office
Highfield Park Visitor Centre
Hill End Lane
St Albans AL4 0RA

Village Office
83 High Street
Colney Heath
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Response from Colney Heath Parish Council

Sleapshyde Farm, Smallford

Appeal Reference APP/B1930/W/20/3263937

Planning Application Reference 5/2020/1885

Construction timber stable block with associated hardstanding and landscaping at Sleapshyde Farm Sleapshyde.

At the Parish Council Planning Committee meeting held on 28th September requested it be noted that the officer deciding this application should apply appropriate green belt policies and also ensure the setting of any listed buildings are considered.'

The Council has carried out further research and notes the site is within the Green belt, outside the Sleapshyde Green Belt community envelope and within Sleapshyde Conservation area. Accordingly all Green Belt policies must be taken in to account

The application **does not demonstrate that very special circumstances apply to build in the Green Belt**. We trust the appeal is rejected on this ground alone

Additional information following more detailed research

Listed Buildings

The proposed barn lies within the site of the Grade II listed Farmhouse and barns at Sleapshyde Farm and within the Sleapshyde Conservation Area.

The site adjoins 5 Grade 2 listed buildings

Sleapshyde Farmhouse - Grade 2

Granary immediately South East of Sleapshyde Farmhouse – Grade 2

Two Barns and adjoining stables - Grade 2

25 metres south east of the **Grade 2** Sleasphyde Farmhouse

There are listed buildings nearby within the Sleapshyde conservation area.

Rose Cottage and Little Rose Cottage – grade 2

Plough Inn Sleapshyde – grade 2

The application will have a major impact on the immediately adjacent listed buildings; the conservation area and the Green Belt.

Size of building

The scale of the proposed stable block will impact the area and Green Belt.

The proposal for stabling for up to 10 horses is very significant against the limited grazing available.



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The British Horse society recommends 0.4-0.6 ha per horse. The total site area is about 8941m sq. (including developed area). Thus the land will only support the number of horses with additional imported feeding.

The need for a building of this scale has not been proved.

The Planning History 2019 and 2020 below highlights what appears to be overdevelopment in the Green belt, effectively by stealth.

5/2019/0034- Change of use and conversion of barns to Class C3 (residential) **to create single dwelling** with habitable roof accommodation, installation of rooflights and associated external alterations, parking and amenity space **(Conditional permission 18/03/2019)**

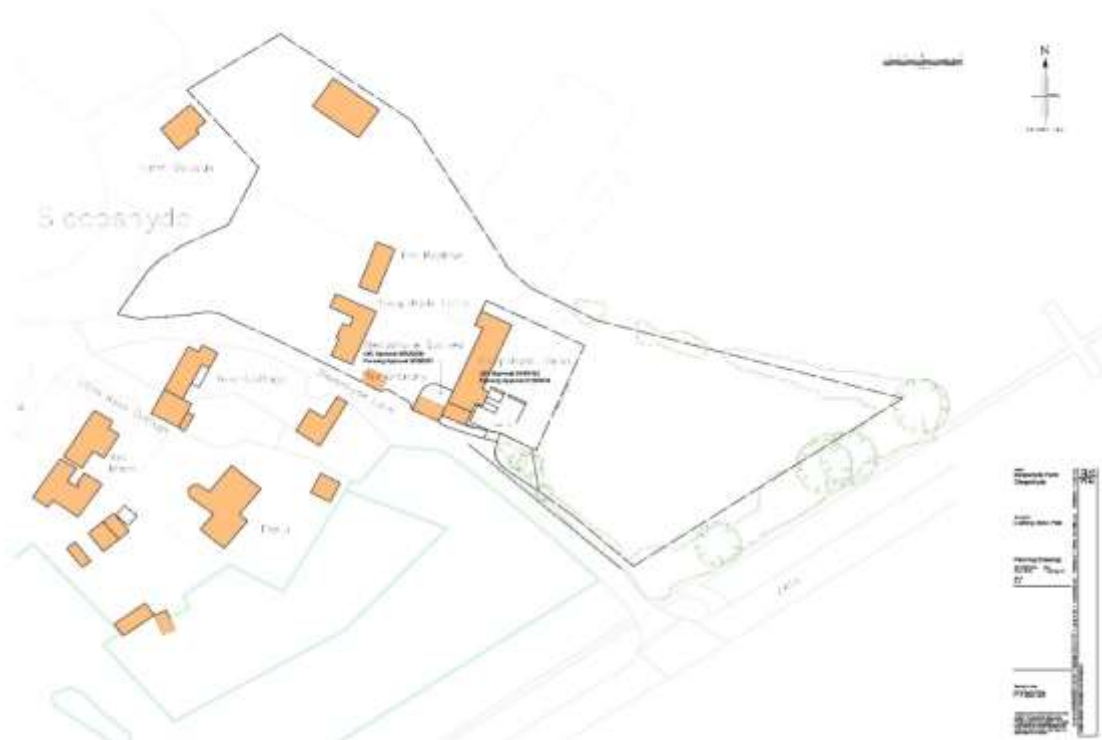
5/2019/0152- Listed Building consent - Change of use and conversion of barns to Class C3 (residential) to create single dwelling with habitable roof accommodation, installation of rooflights and associated internal and external alterations, parking, and amenity space **(Listed building consent 18/03/2019)**

5/2020/0204 - Conversion of existing stable to two-bedroom residential dwelling with bin store **(Conditional permission 12/05/2020)**

5/2020/0239- Listed Building consent - Conversion of existing stable to two-bedroom residential dwelling (Listed building consent 12/05/2020)

5/2019/2825 - Creation of new gated vehicular access **(Conditional permission)**

Site layout from the application.





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18 * 10.8m with maximum height of 4.6m. the building would be constructed from black coated weatherboarding with metal roof with a clear panel over each stable.

