PLANNING STATEMENT &
DESIGN AND ACCESS STATEMENT

Town and Country Planning Act 1990 (as amended)

Proposal:	**Full permission for metal clad extension to existing indoor arena to provide a viewing gallery.**
Site:	**Land at Lower Stonehouse Farm, Brown Edge, Stoke-on-Trent, Staffordshire, ST6 8TF**
Applicant:	**Mrs M Stitson**

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3.00 RELEVANT PLANNING HISTORY

3.01 03/00794/FUL: Planning permission was granted for an indoor riding school

3.02 07/00551/FUL: Planning permission was granted for an extension to covered riding arena to provide 12 stables, replacement stables with ancillary facilities and relocation of workshop to barn.

4.00 THE PROPOSAL

4.01 This planning application seeks full permission for an extension to the existing indoor arena for use as a viewing gallery, as shown on drawing number LSF Arena Gallery New/2.

5.00 RELEVANT PLANNING POLICY

5.01 Section 38(6) of the Planning and Compulsory Purchase Act 2004 contains the only guidance in planning law as to hoe the balance of decision making is to be tackled, which states the following:-

"If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise".

5.02 The development plan for Staffordshire Moorlands comprises the following:-

- The Regional Spatial Strategy for the West Midlands (RSS) adopted June 2004
- The Staffordshire and Stoke-on-Trent Structure Plan 1996-2011 (SP)
- The Staffordshire Moorlands Local Plan (LP) adopted 1998.

5.03 Only the policies that have been saved in the SP and the LP from 27 September 2007 under the Planning and Compulsory Purchase Act 2004 shall be referred to in this document.

5.04 The other "*material considerations*" to which Section 38(6) refers include national and regional planning policy, emerging local policies and guidance and the site specifics.

LOCAL PLAN

5.11 The application site is shown on the Local Plan Proposals Map to be within the Green Belt and Special Landscape Area and as such policies N2, N7, N8 and N9 of the Local Plan apply to this development.

5.12 Policy N2 states that except in very special circumstances, there will be a presumption against inappropriate development in the Green Belt, other than essential facilities for outdoor sport and outdoor recreation provided that the associated built environment is of a scale appropriate to the Green Belt.

5.13 Policy N7 confirms that development which would injure the visual amenity of the Green Belt by virtue of its siting, materials or design will not be permitted in locations which are within or visually conspicuous from the Green Belt.

5.14 Policy N8 states that in the special landscape area permission will not be given for development which would materially detract from the high quality of the landscape because of its siting, scale, design and materials, and associated traffic generation. In areas where the special landscape overlaps the Green Belt there will be a presumption against most development in accordance with Policy N2.

5.15 Policy N9 confirms that within the special landscape area the local planning authority will promote and require especially high standards of design for development.

5.16 Policy B13 states that within the plan area development proposals will be expected to conform to various criteria, to include, demonstrating a good quality design which takes account of the scale, character, siting, alignment mass, design, colour and materials of the surroundings.

NATIONAL

5.17 **Planning Policy Statement (PPS) 1** ***Delivering Sustainable development (February 2001)*** sets out the overarching planning policies on the delivery of sustainable development and seeks to ensure high quality development through good and inclusive design and that sustainable development is pursued in an integrated manner.

5.23 Paragraph 15 states planning policies should provide a positive framework for facilitating sustainable development that supports traditional land-based activities and makes the most of new leisure and recreational opportunities that require a countryside location.

5.24 Paragraph 16 confirms local planning authorities should support other countryside-based enterprises and activities which contribute to rural economies, and/or promote recreation in and enjoyment of the countryside.

5.25 Paragraph 26 states that local planning authorities should ensure that planning policies address the particular land issues and opportunities to be found in the countryside around all urban areas, this should include improvement of public access and facilitating the provision of appropriate sport and recreation facilities.

5.26 Horse riding and other equestrian activities are popular forms of recreation in the countryside that can fit in well with farming activities and help to diversify rural economies. In some parts of the country, horse training and breeding businesses play an important economic role. Local planning authorities should set out in their LDD's their policies for supporting equine enterprises that maintain environmental quality and countryside character. These policies should provide for a range of suitably located recreational and leisure facilities and, where appropriate, for the needs of training and breeding businesses.

5.27 **Planning Policy Guidance (PPG15)** ***Planning and the Historic Environment*** states at Paragraph 2.16 states that authorities when considering applications for planning permission or listed building consent for works which affect a listed building to have special regard to certain matters, including the desirability of preserving the setting of the building. The setting is often an essential part of the building's character, especially if a garden or grounds have been laid out to complement its design or function.

Planning Policy Guidance 17 Planning for Open Space, Sport and Recreation (PPG17)

5.28 Within Planning Policy Guidance (PPG17) *Planning for Open Space, Sport and Recreation*, the Government's objectives include supporting rural renewal, the countryside can provide opportunities for recreation and visitors can play an important role in the regeneration of economies of rural areas. Open spaces within rural settlements and accessibility to local sports and recreational facilities contribute to the quality of life and well being of people who live in rural areas.

6.03 Local Plan Policy N2 confirms that development for sport or recreation uses of a predominantly open character, whether formal or informal, or for other uses of land that preserve the openness of the area, may be located in the Green Belt so long as it does not conflict with the purposes of including land within the Green Belt.

6.04 Paragraph 1.4 of PPG2 confirms that the fundamental aim of the Green Belt Policy is to prevent the urban sprawl by keeping land permanently open. It lists 5 purposes of including land in Green Belts, as follows:-

1. to check the unrestricted sprawl of large built up areas;
2. to prevent neighbouring towns from merging into one another;
3. to assist in safeguarding the countryside from encroachment;
4. to preserve the setting and special character of historic towns; and
5. to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

6.05 The proposal would clearly not prejudice four of these purposes; the key question is whether it would result in the encroachment into the countryside. However, as the extension is fully screened by mature hedgerows and trees and replaces a smaller extension which is insufficient for the business at present, due to it being too small and of a sub-standard construction as such, it would not encroach into the countryside (being within a discreet area within the site curtilage) and therefore none of the five purposes of including land within the Green Belt are prejudiced.

6.06 The extension to the existing indoor arena, which would be used as a viewing gallery, comprises a modest and simple metal clad building that is fit for its purpose. It is considered that metal would be the most appropriate material to use, as it would be consistent with the existing indoor arena and would therefore be in keeping with the surroundings.

6.10 The proposals would be of an appropriate scale in the Green Belt, and as such, it is considered that the proposal would not injure the visual amenity of the Green Belt by virtue of their siting, materials or design, which are appropriate to the rural setting. The development would not lead to unnecessary loss or disturbance of trees any additional landscaping deemed necessary could be secured by condition. It is also considered that the existing vehicular access off Stonehouse Lane is sufficient to accommodate the additional use of the site.

their parents/carers need to be observing the lessons for insurance purposes. Throughout the year they need a suitable area from which to do this.

6.17 During vocational training and other demonstrations observers require a safe environment from which they can watch lessons and training taking place.

6.18 Throughout the summer months the school holds "internal" competitions in dressage and showjumping – these are attended by existing clients who ride the school horses and livery owners who ride their won horses. Their friends and family attend these and it is necessary for them to have a safe viewing area, particularly as the horses assemble outside the doors to the indoor school and therefore there is a potential for injury if there are spectators in the same area. It is also a requirement that the judges of these events have a separate area that is private. Therefore, the viewing gallery needs to be large enough to accommodate the spectators while providing a separate "judges box".

7.00 CONCLUSION AND SUMMARY

7.01 This planning application seeks full approval for an extension to the existing indoor arena for use as a viewing gallery at land at Lower Stonehouse Farm in the rural settlement of Brown Edge. The development proposal takes into consideration the surrounding rural context and the adjacent Grade II Listed Buildings, proposing development which would not injure the visual quality of the site and its locality, nor the visual amenity of the Green Belt by virtue of its siting, materials or design. Also it would not materially detract from the high quality of landscape and would complement its surroundings well.

7.02 The proposal is not speculative but presented by the applicant's existing and successful riding school also located within land at Lower Stonehouse Farm.

7.03 It is considered that the proposal is in accordance with the principles of the operative local plan by protecting and enhancing the environment and the character of the countryside and the village. It is therefore respectfully requested that the proposal be granted full planning permission.

10.00 SCALE

10.01 The extension to the indoor arena would measure 12.66m x 2.61m with a maximum height of 2.84, as evidenced on drawing number LSF Arena Gallery New/1.

10.02 The scale of the development as shown on drawing number LSF 4030/5 takes account of the restrictions on site and the principle of good design and is sufficiently modest to sit within its curtilage without creating the appearance of over development, thus respecting the open countryside character of the surrounding area.

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11.00 LANDSCAPING AND APPEARANCE

11.01 The extension for the viewing gallery would be constructed of metal cladding in order to be consistent with the existing indoor riding school, as extant.

11.02 The area is currently screened by mature hedgerows of holly and hawthorn and no further landscaping should necessary.

12.00 ACCESS

12.01 There is an existing access to the site from Lower Stonehouse Road, as shown on the Ordnance Survey Location Plan, which it is considered appropriate for the additional vehicles that will be associated with the use of the new facilities. As the access will remain as extant, it meets the necessary standards for visibility, parking and access including the provision for unloading and loading of horses and access onto the highway for both horses and vehicles. The proposal would not give rise to unacceptable nuisance, danger or increases in vehicle movements.

12.02 Within the proposal there is no need to provide additional car parking spaces as the facility is for use by existing clients.

12.03 Access to the viewing gallery will be suitable for the disabled, with a flat and level entry accessible by for wheelchairs.

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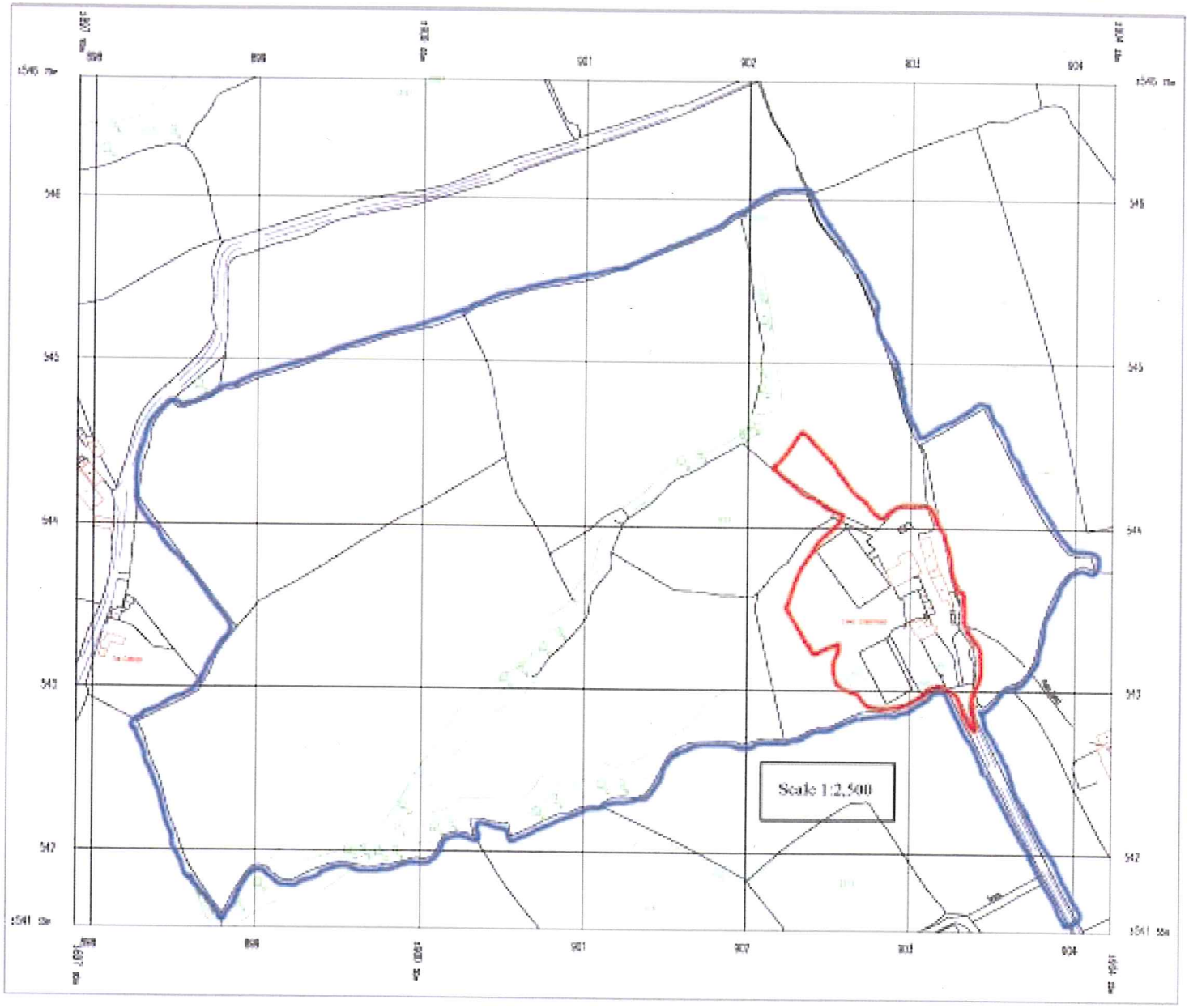
Ordnance Survey
Superplan Data

Option 1

Site-centred



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20 0 20 40 60 80 100
Metres

This product contains data surveyed at one or more of the following scales: 1/1250, 1/2500 & 1/10000.

National Grid sheet reference at centre of this Superplan: SJ9054

The representation of a road, track or path is no evidence of a right of way.

Heights are given in metres above Datum.

The alignment of tunnels is approximate.

Centre Coordinates: 390106 354413
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08/01774/FUL

Lower Stonehouse Farm



Scale : 1:2500

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Organisation	Not Set
Department	Not Set
Comments	
Date	21 October 2008
SLA Number	Not Set

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