DELEGATED REPORT

FILE REFERENCE: SMD/2016/0327 – proposed manège

MAIN ISSUES:
Landscape – open countryside, trees

PUBLICITY/REPRESENTATIONS:
Alton Parish Council – no objections
Site Notice – no representations

CASE OFFICER ASSESSMENT:
This proposed 40m x 20m manège the excavation for which has already part taken place would be in open countryside but in a well concealed location. With no specific policy relevant to this proposal the development is assessed in principle by reference to SS1a. The issues are assessed by reference to policies SS6c – in particular paragraph 3, DC1, DC3 and R1. There are no near residential neighbours; the site sits c.3m below road level with a strong hedge / tree boundary further concealing it from the road; a cross-field public footpath may afford glimpsed views of the site from a distance c.500m away to the south on the facing slope of rolling fields.

The site location is partly level but drops away so that construction to achieve the levels indicated will involve a slight build up of the ground on the lower (south) edge. Initial work to form the manège has taken place too close to the boundary trees and hedges but the submitted proposal takes better account.

In this remote rural location served by a narrow single track road it is important that the proposal is for the sole private use of the applicant / landowner and also that no lighting is introduced.

RECOMMENDATION:
Approve

Date 19/07/2016 **Signed** _____
Arne Swithenbank

DEVELOPMENT CONTROL MANAGER COMMENTS:

Date **Signed** _____