Rob Duncan
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Mr. B. Heywood
Development Control
Staffordshire Moorlands District Council
Stockwell Street
Leek
Staffordshire
ST13 6HQ

22nd July 2016

Dear Ben

PROPOSED CHANGE OF USE OF AGRICULTURAL BUILDING TO COVERED EQUESTRIAN MANEGE LIME TREE FARM, CLEWLOWS BANK, BAGNALL, STAFFORDSHIRE

I refer to the above application which I have submitted to the Local Authority today via the Planning Portal.

This application represents a re-submission following the withdrawal of application (SMD/2014/0575) which had sought consent to change the use of an agricultural building at the above site to create an enclosed manage. The application was withdrawn owing to the Local Authority raising concerns that the building erected on site did not accord with the approved plans granted under application SMD/2010/0797, and thus was unlawful. The applicant has subsequently applied for, and secured, retrospective planning permission to retain the agricultural building (SMD/2015/0443). That permission was granted subject to a condition that requires the removal of the building in the event that the existing agricultural use ceases and permission has not been granted for an alternative use. Pre-application discussions with the Local Authority (Arne Swithenbank) have nevertheless confirmed that the imposition of that condition does not preclude the applicant from applying for planning permission to change the use of the building.

The applicant is proposing to change the use of the existing agricultural building to an enclosed manege. A commercial livery has operated from this site for approximately 30 years, with the applicant himself operating it for the last 8 years. The site benefits from a total of 27 livery stables. The applicant has experienced a significant reduction in the number of livery customers over the past few years, with customers relocating to other livery centres where indoor riding facilities are available. The applicant considers that the creation of a manege within the existing building will

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enable him to offer facilities that are commensurate with his competitors and thus help to boost the existing business.

The change of use of the existing building to equestrian use is an appropriate form of development within the Green Belt, as the building is of a permanent and substantial construction. The proposal will furthermore help to facilitate economic activity and meet a rural community need within a suitably located building. The proposal is accordingly considered to meet the requirements of policies SS6c and R1 of the adopted Staffordshire Moorlands Core Strategy. Support for the proposal is also afforded by the provisions of paragraph 28 of the NPPF which stipulates that planning policies should support economic growth in rural areas, adding that the sustainable growth and expansion of all types of business and enterprise in rural areas should be supported. Paragraph 28 also promotes the development and diversification of agricultural and other land-based rural businesses, which this proposal amounts to.

The proposal will not give rise to any undue harm to neighbouring residential amenity, as the building is located well away from neighbouring residential occupiers and there are no proposals to utilise the facility for competitions, events etc. The use of loudspeakers/tannoys is furthermore not proposed and can be precluded by way of an appropriately worded planning condition. The only external changes proposed to the building are to increase the existing timber cladding down to ground level. This will not have a materially harmful impact on the character and appearance of the area, and leads me to conclude that the proposal accords with the provisions of policy DC1 of the adopted Core Strategy.

In terms of highway safety considerations, this proposal will not give rise to any material intensification to the use of the existing vehicular access as it will be used by existing customers of the established livery use. The applicant does not propose to hold events, competitions etc. on the site and thus the proposed development will have no greater impact on highway safety than that which already occurs. There will furthermore be no additional impact in terms of sustainability considerations, as the users of the facility will already be visiting the site as part of the lawful use as a livery yard. The proposal is therefore considered unlikely to give rise to detrimental harm to highway safety.

Having regard to the above considerations I submit that this proposal is acceptable in the context of both local and national planning policy, and would request on behalf of my client that it be approved. Should you have any queries or concerns in respect of this matter please do not hesitate to contact me.

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Yours sincerely



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