DELEGATED DECISION REPORT

SMD/2016/0297 **Valid 14/06/2016**	**WOODHEAD HALL FARM** **CHERRY LANE** **CHEADLE**	**PROPOSED CONSTRUCTION OF A 40X20M OUTDOOR HORSE RIDING ARENA FOR PRIVATE USE, ENCLOSED BY POST AND RAIL FENCING, SURFACED WITH SILICA SAND AND FIBRE.** **(FULL - MINOR)**

MAIN ISSUES

- Open countryside – landscape impact
- Domestic amenity – space about dwellings

DESCRIPTION OF SITE
The site is within a gently rising dome of field grassland immediately along the southern edge of the buildings at Woodhead Hall Farm. There are two semi-detached cottages here currently used as holiday lets. The manège would be reached from the existing track access which serves the former farm buildings cluster on the north east edge. In planning policy the site is within open countryside. Just visible from the site are the roof tops of the easterly limits of Cheadle's residential estates some 250m to the south west.

PROPOSAL
The proposal is a simple 40m x 20m manège surfaced in silica sand with fibre additive. Due to the lie of the gently rising ground the level surface is achieved by dinging into the slope. A post and rail boundary fence is proposed.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Core Strategy Development Plan Document (Adopted 2014)

S01 Spatial Objectives
SS1 Development Principles
SS1a Presumption in Favour of Sustainable Development
SS6(c)
DC1 Design Considerations

National Planning Policy Framework
Paragraph(s) 1 - 17

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS
SMD/2003/0777 conversion of block of redundant agricultural buildings to 5 holiday lets and one dwelling – approved
SMD/2012/0902 – removal of condition 6 – holiday let restriction – refused
SMD/2013/1068 – removal of condition 6 – holiday let restriction – refused

CONSULTATIONS

Publicity
Site Notice expiry date: 3rd August 2016
Neighbour consultation period ends: N/A
Press Advert: N/A

Public Comments
None received.

Town / Parish Comments
Cheadle Town Council – no objections.

OFFICER COMMENTS

Principle of Development
Open countryside, acceptable in principle subject chiefly to the factors set out under Policy R1, in particular landscape impact.

Design
The lie of the land allows the proposal to be largely concealed other than at close quarters from the adjacent developed former farm site.

Amenity
No adverse implications identified. However it would be appropriate to include a condition to prevent lighting.

CONCLUSION / PLANNING BALANCE
Subject to conditions the proposal is acceptable.

OFFICER RECOMMENDATION : Approve

Case Officer: Arne Swithenbank
Recommendation Date: 07/09/2016

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On behalf of Staffordshire Moorlands District Council