DELEGATED DECISION REPORT

SMD/2017/0325 **Valid 02/06/2017**	**LOWER HOUSE FARM** **COCKSHUT LANE** **GRATTON** **ENDON**	**CONSTRUCTION OF A 20MX40M MENAGE FOR PRIVATE USE ONLY** **(FULL - MINOR)**

MAIN ISSUES

- Whether or not the proposal amounts to inappropriate development in the Green Belt
- The impact on the character and appearance of the area
- The impact on residential amenity

DESCRIPTION OF SITE

The site is in the open countryside a couple of miles to north of Endon. It is also in the Green Belt. It comprises a small field/paddock next to a farmhouse and farm buildings (Lower House Farm) which lie to the east. Cockshut Lane runs along the front boundary of the field and provides access to the farm further along to the east. Chapel Road runs along the west boundary (the junction between the two roads is also next to the field to the north-west). There is open land outside the farm ownership to the south and also to the other sides of the roads to the north and west. There appears to be a small existing manege (with sand surface) in the part of the field next Chapel Lane.

PROPOSAL

The application is for a horse manege/arena with dimensions of 40 x 20 metres which would occupy most of the field. The surface would comprise rubber, PVC and fibre chippings. There would be timber post-and-rail fencing on the perimeter with a height of 1.2 metres. It would be for the personal use of the landowner. There is no lighting proposed. Due to a slight slope in the land, there would be ground extraction of up to 1.0 metre in depth at the northern edge.

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
DC1 Design Considerations
T1 Development and Sustainable Transport
SS6c – Other Rural Areas Strategy

National Planning Policy Framework

Sections 7 (Design) and 9 (Green Belts)

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

None.

CONSULTATIONS

Publicity

Site Notice expiry date: 18.7.17
Neighbour consultation period ends: N/A
Press Advert: N/A

Public Comments

None.

Town / Parish Comments

None.

Environmental Health

No objection subject to standard conditions.

Tree Officer

No objection in terms of the impact on trees but screening is recommended via a landscaping scheme.

OFFICER COMMENTS

Facilities for outdoor leisure and recreational uses such as equestrian uses are not necessarily inappropriate development in the Green Belt and I do not consider the proposed horse manege would affect the openness of the Green Belt.

There would be some extraction involved and also perimeter fencing but the overall works would be well screened in the surrounding landscape (which is fairly flat or undulating) by trees and vegetation from the north and south and by farm buildings from the east. It would be visible from the roads to the west where there is no screening. However, a planting scheme for this boundary has been put forward by the applicant and would be effective in completely screening the manege from views from outside of the property and would be in keeping with the character and appearance of the rural area. A condition can secure the landscaping scheme and also the landscaping/removal of the remaining part of the existing sand-surfaced horse manege within the site. Despite the extraction works needed for the new

manege, required due to the slightly sloping site, none of the nearby mature trees would be affected.

The horse manege would be a considerable distance from the nearest dwellings outside of the property and residential amenity is therefore not affected.

CONCLUSION / PLANNING BALANCE

To conclude, the proposal does not amount to inappropriate development in the Green Belt and with the safeguard of conditions would not harm the character and appearance of the area or residential amenity.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Chris Johnston
Recommendation Date: 4.8.17

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council