DELEGATED DECISION REPORT

SMD/2017/0486 **Valid 21/07/2017**	**TWILLOW HEATH STILE HOUSE LANE BRADNOP**	**PROPOSED MENAGE AREA FOR PRIVATE USE** **(FULL - MINOR)**

MAIN ISSUES

- The principle of development
- The impact on the rural character and appearance of the area.
- The impact on residential amenity

DESCRIPTION OF SITE

The site is in the open countryside to the north of the village of Bradnop and lies to the north-east of Stile House Lane, a country road. It comprises a dwellinghouse, farm buildings and stables. The site is completely surrounded by open land and fields. The nearest dwelling to the site is approx 110 metres to the south-east and is on the same side of the road.

PROPOSAL

This is a full application for a horse arena/manege for the private use of the occupant of the property who has three horses. It would have dimensions of 40 x 20 metres and comprise a finished surface of shredded rubber. A perimeter timber post-and-rail fence is also proposed. The arena would be placed to the south-east of existing farm and stables buildings and would be set back from the road.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

SMDC Core Strategy Development Plan Document (Adopted 2014)/ High Peak Local Plan (2016)

S01 Spatial Objectives
SS1 Development Principles
SS1a Presumption in Favour of Sustainable Development
SS6c Other Rural Areas Strategy Strategy
SS7 Churnet Valley
DC1 Design Considerations
DC3 Landscape and Settlement Setting

National Planning Policy Framework

Section 7 (Design).

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/2016/0535: Agricultural building. Approved.

CONSULTATIONS

Publicity

Site Notice expiry date: 7.9.17
Neighbour letters expiry date: N/A
Press Notice: N/A

Public Comments

None.

Town / Parish Comments

Could be accepted but questioned whether this was contrary to the previous planning permission on site.

Environmental Health

No objection subject to conditions.

OFFICER COMMENTS

The principle of the development in the open countryside is acceptable providing this does not harm the character and appearance of the landscape, particularly as the site is within the Churnet Valley.

The area of land the arena would be placed is fairly flat and also well screened by trees and hedgerows to the north-west and south-east sides of the field, by a hedgerow along the road to the south-west and by the farm buildings to the north-west. The land slopes up towards the Peak District to the north-east but the significant tree screening would prevent it being particularly visible from long-range views. The arena would be set back from the road and only the perimeter fencing would be prominent, from the access. A condition can be added requiring further details of the size, height and design of the fencing. The surface material is typical of horse arena's and would not significantly increase the prominence of the development to a harmful extent. The horse arena would also not be close enough to the nearest dwelling to cause harm to residential amenity. As the arena is for private use there would not be significant traffic generation or other harms which could affect the surrounding environment or the character of the area.

CONCLUSION/PLANNING BALANCE

The proposal would not harm the character and amenities of the area with the safeguard of appropriate conditions.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Chris Johnston
Recommendation Date: 26.9.17

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council