DELEGATED DECISION REPORT

SMD/2017/0716 **Valid 27/10/2017**	**LAND OFF JACK HAYE LANE ARMSHEAD**	**RETOSPECTIVE PLANNING FOR CONSTRUCTON OF MANEGE.** **(FULL - MINOR)**

DESCRIPTION OF SITE

1.8 ha of grazing land in the Green Belt remote countryside location outside of the village of Bagnall. Public Footpath/Bridleway passes the eastern side of the field

PROPOSAL

The development requiring planning permission has already been carried out. When the applicant bought the land there was already a manege in place. While the old manege had been built with planning permission it was very close to the shared land boundary and, it is said, not of a good construction quality or surface material. The new owner went about building a replacement facility from scratch of desired quality some distance to the south of the shared boundary – the intention was to remove the old manege. He went about carrying out this work without realising that another planning permission would be required for this as a new act of operational development.

By the time the application was submitted the new manege had been completed and the old manege had been removed, albeit in its place there was left an extended hardstanding that ran to the front and from the area to the front of the stable.

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 Rural Areas Strategy
SS6c Other Rural Areas
DC3 Landscape Character and Appearance
T1 Development and Sustainable Transport

National Planning Policy Framework

Section(s) 9 – Green Belt

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/2014/0276 Construction of Manege. Approved 2014.

CONSULTATIONS

Publicity

Site Notice expiry date: 10th Jan 2018
Adjoining Land owner consulted
Press Advert

Public Comments

Adj Land Owner: I have no objection and no issues with the arena being moved. They have constructed it well with the appropriate drainage and fencing. The main advantage is that they have removed the rubber which was endangering my horses, therefore I'm more than pleased with these changes.

Town / Parish Comments

Bagnall Parish Council: Object - The proposal is visually intrusive on the green belt. There is no proposal to re-instate the original, poorly constructed manege. What was a sound piece of agricultural land is in danger of becoming an industrial estate. The land would be better returned to its productive self.

Planning Officer Response: The new manege can not be said to be anymore visually intrusive or harmful than the old one which was the subject of a previous planning permission – it is of similar size, design and appearance and its new location on the land gives it no greater visual profile. The old manege has already been removed, where in its place there is an extended area of hardstanding, the applicant has agreed to reduce this area in accordance with a revised plan that he submitted. The reduction of the hardstanding and its definition with the erection of a post and rail fence can be required by a condition to which the applicant is agreeable. This should appropriately address the Parish Council's concerns and comments.

OFFICER COMMENTS

Principle of Development

A planning permission has previously been granted for a manege to be constructed on this land as a facility for outdoor sport and recreation and an engineering operation that does not unduly harm openness. The new replacement manege is of similar size and appearance and has no further or additional impact on the Green Belt. Acceptable in principle. The old manege has already been removed and the applicant has agreed to reduce the area of extended hardstanding in line with an amended plan that he has submitted – this can be conditioned.

Design

While there is a footpath that runs alongside the land the new manege is a similar size and appearance to the manege previously constructed, the new location gives it no greater visual profile within the landscape. Its appearance is largely that of a means of enclosure.

Amenity

While the adjoining land owners amenity was not considered to have been unduly affected by the old manege, the new manege is much further away from their land, is properly drained and surfaced with a sand rather than the rubber strips that they previously considered to be unsightly and a potential risk to their horses. The adjacent land owner has confirmed that they are please with this new outcome and arrangement.

Highway Safety

The existing access to the land is relatively awkward from the highway and there is limited turning and parking opportunity. The facility therefore is only suitable for private use of the applicant and as such a condition would be appropriate that prohibits its use by other multiple visitors.

CONCLUSION / PLANNING BALANCE

The development has an acceptable impact on the Green Belt, character and appearance of the countryside and amenity or enjoyment of adjacent land owners.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Ben Hurst
Recommendation Date: 10/01/2018

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council