DELEGATED DECISION REPORT

SMD/2018/0106	**THROSTLES NEST FARM**	**PROPOSED MANÈGE.**
Valid 27/02/2018	**ASHBOURNE ROAD**	
	BRADNOP	**(FULL - MINOR)**

MAIN ISSUES

- Landscape
- Amenity

DESCRIPTION OF SITE

Throstles Nest is a detached two storey former farm house in brick and tile. The dwelling has been extended into an attached former barn (conversion approved 1982) and there has been an extension to form ancillary living accommodation (2012). There are various ancillary buildings and stables both to the immediate east of the dwelling and to the west, mainly in timber.

The buildings are set back from the main Ashbourne Road by about 70m and served by a straight length of private drive with paddocks to either side. The application proposal would occupy a section of a further paddock to the west of the dwelling. The paddocks are generally well hedged to their boundaries. To the immediate north west the application paddock is separated from the single track public road known as Porters Lane by a small wedge of adjacent tree planted land in separate ownership. Backing on to the dwelling is Throstles Nest View, a further private dwelling unconnected with the application property. The site and all aspects are generally level to the adjacent public roads.

PROPOSAL

To form a manège 36m x 18m occupying about one third of the paddock and arranged with its long edge parallel and close up to the southerly boundary hedge. A building labelled on the application drawing as 'agricultural' to the immediate east of the manège is understood to be that approved under SMD/2010/0544.

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
SS6c Other Rural Areas
DC1 Design Considerations
DC3 Landscape and Settlement Setting
R1 Rural Diversification
T1 Development and Sustainable Transport

National Planning Policy Framework

Paragraph(s) 1 to 17
Section(s) 7 – Requiring Good Design; 11 – Conserving and Enhancing the Natural Environment

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/2014/0240	Open fronted carport to accommodate horse trailer – approved
12/00846/FUL	Proposed extension to provide ancillary accommodation – approved
07/01165/FUL	Front Conservatory – approved
05/00568/FUL	Rear conservatory – refused

CONSULTATIONS

Publicity
Site Notice expiry date: 18th April 2018
Neighbour consultation period ends: 21st March 2018
Press Advert: N/A

Public Comments
None

Town / Parish Comments
Bradnop Parish Council – the proposal was studied carefully at the recent Parish Council meeting. It was noted that the previous development within this region was for an agricultural building and storage of associated feed and bedding. It was from this that the Council actually decided that they needed clarification of whether a change of use is now required before a manège could come into force on this agricultural holding. It was also pointed out that there has been an over development of land on this corner. As soon as this is established the Council could then present a reply to the proposal.

OFFICER COMMENTS

Principle of Development
In accordance with policies SS1 and SS1a, the Council expects the development and use of land to contribute positively to the social, economic and environmental improvement of the Staffordshire Moorlands. When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the NPPF. This means that planning applications that accord with the policies in the Core Strategy shall be approved without delay, unless material considerations indicate otherwise.

Where there are no policies relevant to the application – which is the case here, at least in terms of the principle, as SS6c makes no obvious provision to support development of this type – the Council will grant permission unless material considerations indicate otherwise, taking into account whether:

i) any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole; or

ii) specific policies in that Framework indicate that development should be restricted.

Relevant to this application Policy R1 expects a balanced consideration of the extent to which a proposal protects and benefits rural qualities and supports rural economic and community needs stating that "appropriate development should not harm the rural character and environmental quality of the area".

Design
In design the scheme will have limited features as it will be level to the surrounding ground and marked out by a perimeter fence only. The fenced border will not be especially noticeable in this location due to the established paddock boundaries with strong hedgerows. It is understood that an artificial surface will be used typical of a manège and these can sometimes seem somewhat alien. However again in this location with no overlooking vantage points any impacts are unlikely to be noticeable.

Amenity
Subject to no lighting being used in conjunction with the development and the usage being solely for the private enjoyment of the residential occupants of the dwelling at Throstles Nest Farm and noting the limited impacts of the design (above) the scheme is not found to raise any adverse implications for either public or neighbour amenity.

CONCLUSION / PLANNING BALANCE
This is found to be a low impact development which would be well screened by way of strongly established existing hedgerow boundaries to the field paddocks within which the development is proposed. Conditions should be attached to ensure no lighting and limit the use to the private enjoyment of the occupiers. The observations of the Parish Council have been noted but there being no significant or overriding harmful impacts the proposal is recommended for approval. By grant of consent for the development the change of use of this part of the site is in turn approved.

OFFICER RECOMMENDATION : approve

Case Officer: Arne Swithenbank
Recommendation Date: 24th April 2018

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council