

DELEGATED DECISION REPORT

SMD/2018/0209
Valid 24/04/2018

HURSTON HOUSE
HURSTONS LANE
ALTON

CONSTRUCTION OF
OUTDOOR RIDING AREA

(FULL - MINOR)

MAIN ISSUES

The principle of development

The impact on the character and appearance of the area

The impact on residential amenity

DESCRIPTION OF SITE

The site comprises part of a paddock to the south of Hurston House, a residential property which is just outside of the development boundary of Alton which lies to the west. The site is therefore deemed to be in countryside despite the close proximity to the built-up part of the village. Open land lies to the south and east and there are public footpaths running close to the south and east boundaries of the site. Hurston Lane runs along the west boundary of the property.

PROPOSAL

This is a full application for a horse exercise arena/manege with ground dimensions of 50 x 20 metres. Due to the land sloping downwards towards the south and east, there would be some significant extraction works and land-filling in order to create a level surface. The surface material would be a mix of rubber chippings and silica sand. Vehicular access would be gained via the main entrance to the property off Hurston Lane and from the driveway there is a farm track which leads to the site, running along the north boundary of the site and to the fields beyond it to the east. There would be timber post-and-rail perimeter fencing with a height of 1.2 metres. The arena would be the private use of the occupants of Hurston House.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffs Moorlands Development Plan Core Strategy Document (2014)/ High Peak Local Plan (2016)

SS6c – Other Rural Areas Strategy

SS7 – Churnet Valley Strategy

DC1 – Design Considerations

NPPF

Sections 7 (Design).

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

None.

CONSULTATIONS

Publicity

Site Notice expiry date: 18.6.18

Neighbour consultation period ends: 18.6.18

Press Advert: N/A

Public Comments

None.

Town / Parish Comments

No objection.

Highways Authority

No objection.

Ecology Officer

It is considered a grassland ecology survey report would normally be expected to accompany an application for significant development in a field. However, the proposal is minor, the site is not on biodiversity designated land and the owner can legally remove anything growing on the site. An informative should be added relating to the protection of badgers which may be present.

OFFICER COMMENTS

The principle of development for outdoor recreational purposes, including equestrian facilities is not unacceptable providing the character and appearance of the countryside and highway safety, is not harmed.

The manege, despite its size and the extraction works needed, would be relatively well screened in the rural landscape by a row of mature trees which lie to the other side of the farm track which runs along the north boundary of the site (and which would not be affected by extraction works), and also by hedging and trees to the south and west. To the east there is also some trees and hedging but as the land rises towards the east after initially dipping from Hurston Lane, it may be possible to view the arena from public footpaths to the east of the site. However, views from here will be towards the built up part of the village and overall, I do not consider the proposed manege would be materially harmful to the character and appearance of the landscape or the Churnet Valley. Conditions can be added requiring the proposed banks (caused by ground extraction) to be grassed over.

Other than the existing dwelling within the property, there nearest dwellings outside of the property would be a considerable distance from the proposed manege and as it would be for the private use of the occupant of Hurston House and not used for commercial purposes, there would be no significant noise or disturbance affecting neighbours.

With regard the ecological value of the site, given the comments of the Ecology Officer above, although there could be potential to be some value due to the grassland nature of the site, the particular proposal, due to its scale and nature, is unlikely to lead to any significant harm to biodiversity or protected species.

CONCLUSION / PLANNING BALANCE

The character, appearance and amenities of this rural area close to the village of Alton, would not be harmed by the proposed horse arena with the safeguard of appropriate conditions.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Chris Johnston

Recommendation Date: 19.6.18

X *B.J. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council