Stannard, James

From: Stannard, James
Sent: 19 December 2018 11:28
To: 'David Byatt'
Subject: RE: SMD/2018/0694 - Land adjacent to 112 Draycott Road, Tean

Hi David

Thank you for your email. I can confirm that this application has now been withdrawn.

Kind Regards

James Stannard MRTPI
Planning Officer
High Peak Borough Council/Staffordshire Moorlands District Council
Tel: 01298 28400 (Ext. 4298)
Mobile: 07976 753958
Email: james.stannard@highpeak.gov.uk

From: David Byatt [mailto:david@byattoliver.co.uk]
Sent: 19 December 2018 11:28
To: Stannard, James
Subject: RE: SMD/2018/0694 - Land adjacent to 112 Draycott Road, Tean

Good Morning James,

I requested the formal withdrawal of the above application.

Kind Regards
David Byatt

BYATT OLIVER
— ASSOCIATES —

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From: Stannard, James <James.Stannard@highpeak.gov.uk>
Sent: 13 December 2018 11:33
To: David Byatt <david@byattoliver.co.uk>
Subject: RE: SMD/2018/0694 - Land adjacent to 112 Draycott Road, Tean

Good Morning David

It was good to speak to you earlier. As discussed, I believe the most appropriate course of application would be to withdraw this application, as until circumstances change on site and further evidence can be provided, the principle of the development is not acceptable.

I would advise that as part of any new application in the future to be considered acceptable in principle, the applicant would need to clearly demonstrate that they own horses and that there is an established equestrian facility on site, thereby justifying the need for a replacement stable block.

Could you please confirm whether you/your client wishes to withdraw the current application?

Kind Regards

James Stannard MRTPI
Planning Officer
High Peak Borough Council/Staffordshire Moorlands District Council
Tel: 01298 28400 (Ext. 4298)
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Email: james.stannard@highpeak.gov.uk

From: David Byatt [mailto:david@byattoliver.co.uk]
Sent: 13 December 2018 11:21
To: Stannard, James
Subject: RE: SMD/2018/0694 - Land adjacent to 112 Draycott Road, Tean

Good Morning James,

Firstly can I thank you for the email below which clearly sets out points to be addressed.

I have spoken with my client and we agree that either an extension of time to the current application or a withdrawal and resubmission would be the most appropriate course of action. Can you please advise which would be more favourable from the LPA's perspective.

In response to your points below, I am suggesting to the client we make the following changes:

1. Amend the layout, repositioning the stable block which will allow a greater area for the ménage. I have attached a sketch.
2. Proposed demolition of the existing stable block, preferably 6 months after the construction of the new stable block.
3. Submission of a design and access statement which identifies our reasoning for the "replacement" stable block, the alterations to the existing manages and the ancillary use to the new dwelling which was recently approved.

Once again thank you for your time.

Kind Regards
David Byatt

BYATT OLIVER
— ASSOCIATES —

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From: Stannard, James <James.Stannard@highpeak.gov.uk>
Sent: 12 December 2018 12:36
To: David Byatt <david@byattoliver.co.uk>
Subject: SMD/2018/0694 - Land adjacent to 112 Draycott Road, Tean

Good Morning David

Thank you for your email earlier today regarding your application for the "proposed erection of a stable block on the existing ménage at land at 112 Draycott Road, Tean"

I visited the site yesterday. Having reviewed your plans, the planning history associated with the site, and relevant planning policy considerations, I would have the following comments to make:

Principle of Development

The site is situated within the rural area outside of the development boundary and is therefore subject to Core Strategy (CS) Policies SS6 and SS6c, which sets out the strategic policies for, and aims to strictly control, development in the rural areas; and CS Policy R1, which refers to Rural Diversification.

Policies SS6 and SS6c states that "the rural area will provide only for development which meets an essential local need, supports the rural diversification and sustainability of the rural areas, promotes sustainable tourism of enhances the countryside." (My Emphasis).

Policy R1 states that "all development in the rural areas will be assessed according to the extent to which it enhances the character, appearance and biodiversity of the countryside, promotes the sustainable diversification of the rural economy, facilitates economic activity, meets a rural community need, and sustains the historic environment." (My Emphasis).

The planning history for the site shows that there was a previous approval for replacement of an existing stable block with one of a similar footprint and size under SMD/2005/0623. The delegated report for this application said that at the time of the site visit there was clear evidence of equestrian use with a fully maintained ménage and the presence of two ponies.

Having visited the site, I note that there is an existing stable block immediately north of 112 Draycott Road (although whether it is unclear from a review of the plans whether this is that granted under the 2005 permission or not), and that the 'ménage' area is in fact now an overgrown parcel of land used for the storage of cars, is not maintained in a way that could be used for equestrian purposes, and does not contain any horses or ponies.

No evidence has been provided as part of the application that there is a current equestrian use on site and that there is a clear need for a second stable block on site. In addition, the existing stable block floor plan (2005 application) contains space for 3 horses. This proposal would increase the number to 5 horses. It is not clear (as no supporting statement has been submitted) as to whether the intension is to build this stable block for private or commercial use.

Notwithstanding the lack of justification and that there does not appear to be a genuine rural community need, I have concerns that this ménage does not meet minimum standards with regards to dimensions; ménages are

usually 40mx 20m where as the resulting space would be approximately 15m x 20m. If the principle of development was found to be acceptable, I would be consulting the British Horse Society for comment.

In light of the above, I do not believe at this stage is a clear justification for this development which therefore fails to meet the policy requirements set out within CS Policies SS6, SS6c and R1 and as such would be unacceptable in principle. This leads me to the logical conclusion that the application should be refused.

If you wish to provide further information, please feel free to respond to this email.

Kind Regards

James Stannard MRTPI
Planning Officer
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