Design and Access Statement

Proposed Menage at Clough Lane, Hulme,
Stoke-on-Trent,
Staffordshire for Mr. G. Bowker

Assessment

Physical

The site of the proposed Menage is a plot of land at the southern end of Clough Lane on the corner with Hulme Lane, Hulme.

The area of Hulme mainly consists of small holdings/farms with agricultural/grazing land.

Social

It is considered that the proposed manage will not have any impact on the site or surrounding area and will be used for exercising horses for personal use only which is in keeping with the area and will not create any additional traffic movement.

Economic

Hulme is approximately 1/2 mile from the main A52 Ash Bank Road which has convenience stores and has access to public transport routes to all major towns.

Involvement

Prior to submitting the application local interest groups, local residents, expert bodies and the Local Authority have not been consulted.

A planning application for a ménage in this location was previously approved on 24th October 2008 reference: 08/01622/FUL, however works have not commenced on site yet. This application is to increase the size of the ménage.

Evaluation

This application is for a proposed ménage at the south eastern part of land at Clough Lane adjacent to Ford Hayes Lane/Hulme Lane. The purpose of the ménage will solely be for private use and recreational purposes only, thus not having a detrimental affect on the surrounding countryside.

Design

Amount

The area of the site is 3.039 hectares. The area of the proposed ménage is approximately 2400m². The proposal can be accommodated on the land comfortably.

Use

The land is currently used for grazing horses and the proposed ménage will be solely used for private use and recreational purposes only to exercise the horses.

Layout

It is proposed to site the ménage at the south east part of the land, adjacent to Ford Hayes Lane. The ménage has been sited in this position close to the access of the site.

Scale

The size of the proposed ménage is 60m x 40m which is consistent with this type of structure.

A previous application for a ménage was permitted reference 08/01622/FUL, however the applicant wishes to enlarge the ménage to accommodate jumps within the ménage to exercise the horses.

Appearance

The ménage will have fence posts and cross rails around the perimeter with double gates.
It is considered that this proposal will not have a detrimental affect on the surrounding countryside.

Landscaping

Landscaping is not relevant to this application.

Access

Policy Approach

The site will be accessed via the existing access off Clough Lane.

Consultation

There are no relevant planning policies relating to the site with regards to access therefore consultation has not been necessary.

Site Issues

The ménage will be allocated two parking spaces within the parking area for the permitted club house, on the site.

As the ménage will be used for personal use there will be no additional traffic movement.

The site is approximately 1/2 mile from the main A52 Ash Bank Road which has convenience stores and has access to public transport routes to all major towns.