DELEGATED DECISION REPORT

SMD/2020/0208 **Valid 28/04/2020**	**WHYMPENNY GODLEY LANE** **DILHORNE**	**CONSTRUCTION OF A MENAGE CONSISTING OF PERIMETER POST AND RAIL FENCING. THE PROPOSED AREA WILL BE DUG OUT BY UP TO A METER TO ACCOMODATE THE CHANGE IN LEVEL OF THE CURRENT LANDFALL. SURFACE DRAINAGE WILL BE INSTALLED WHICH WILL RUN OFF TO THE CURRENT SOAK AWAY AT THE BOTTOM OF THE FIELD. THE SURFACE WILL BE COVERED WITH A LAYER STONE AND SAND AND FINISHED WITH A RUBBER ALL WEATHER SURFACE.** **(FULL - MINOR)**

MAIN ISSUES
Impact on the Green Belt, character and appearance of the area and residential amenity.

DESCRIPTION OF SITE
A smaller part of a 2 acre grazing field that runs to the rear and side of Whympenny. The grazing field lies behind the dwellings that front Godley Lane (the applicant's and her neighbour at Edale). Behind those dwellings a group of large cattle sheds belonging to the neighbouring farmer sit in a corner of the applicant's land which forms a broad L shape that wraps around them.

A three bay timber stable has been built to the rear of Whympenny with a planning permission granted last year.

The application site is a rectangular parcel of land that sits to the rear of Whympenny, its long edge against the boundary shared with the neighbour's farm buildings and the rear elevation of a cattle shed.

PROPOSAL
To construct a 20 x 40m horse riding and exercise manage for the recreational enjoyment of the applicant and her household who live at Whympenny.

The manege would be located behind Whympenny with its long edge positioned to the boundary and the rear of a cattle shed. The manege would be excavated into sloping land that would be retained at the boundary with sleepers for a maximum of 1metre.

Its perimeter would be enclosed with a post and rail fence. The free draining substructure would be of stone and sand with a rubber surface.

Plans indicate that surface water would flow toward an existing soakaway in the middle of the field.

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 Area
DC1 Design Considerations
DC3 Landscape character
T1 Development and Sustainable Transport

National Planning Policy Framework

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS
SMD//2019/0423 Stable building. Approved.

CONSULTATIONS

Publicity

Site Notice expiry date: 28th May 2020
Neighbour consultation period ends: 28th May 2020
Press Advert: N/A

Public Comments
None

Town / Parish Comments
Awaited

Staffordshire County Council Highways
No Objection. Manege is for personal use.

OFFICER COMMENTS

Impact on the Green Belt
The site is within the Green Belt where development is inappropriate and, by definition, harmful unless it is provided for as an exception on the closed lists provided at paragraph 185 and 186 of the NPPF.

One such exception is the provision of appropriate facility for outdoor sport and recreation providing it preserves the openness of the Green Belt and does not conflict with the purposes of including land within the Green Belt.

The modest facility would seem entirely appropriate to the applicant and her family's outdoor sport and recreation on grazing land that is adjacent to and owned with the dwelling. The exercise and practice that would take place on the manege would be entirely outdoor activity in itself and would also assist with the wider enjoyment of riding her horses in the outdoors.

The development would not introduce any structural form, other than the simple fence that would enclose the perimeter it is essentially the provision of a surfacing and in these respects it would preserve openness and would be provided for by the exception. The development would not be inappropriate in the Green Belt.

Impact on character and appearance
The manege would be located into the corner of the field against land boundaries. Its long edge would abut the rear of a large farm shed. In these respects it would not be exposed, prominent or isolated and would have association with existing built form despite the cut and fill which is indicated to be required on the drawings.

The manege would not be apparent from any right of way or other point of public vantage, it would be some distance from

The development would not have adverse impacts on the character and appearance of the area or countryside landscape.

Amenity
Riding and exercising horses should not be inherently noisy activity and it would be reserved for the personal enjoyment of the household, so there would not be multiple visitors to the site or large groups using the facility.

Nevertheless, it would occupy a discrete location to the rear of Whympenny where it would be set well back into the field and screened from the neighbour at Edale by the form of the large cattle shed. It would be set well away from the neighbours on the other side of Godley Lane, unlike a previous (withdrawn) proposal to site the manege to the side of Whympenny behind the roadside hedge and opposite these neighbours. The adjacent neighbour to the north is 70metres away on the otherside of the filed.

The application form notes that low level lighting would be used. There is no other detail relating to this, and to that extent the lighting would be limited to small units

either ground mounted or attached to fence posts that would not require planning permission. A discrete use of lighting should not cause disturbance or nuisance because the facility would be so well screened and distanced from neighours.

The details on the plan show how a free draining stone base would run surface and ground water toward an existing soakaway in the middle of the field. Ground levels slope down from the boundary toward the middle of the field. Excavations would set the manege down below the level of the adjacent farm buildings and as such, water flowing from the manege should not discharge onto neighbouring land and no further scrutiny of the drainage detail is required.

Highway Safety
The applicant would be able to access the manege from the rear of her dwelling without using a vehicle or the vehicular access with the highway which is shared with the neighbouring farm. The facility is for personal use so there should not be multiple or regular visits to the site in the motor vehicle. On occasion the applicant may need to use the highway access with her horse trailer for example, but this should not increase vehicular movements significantly over and above existing use by the farm and associated with her existing stables.

CONCLUSION / PLANNING BALANCE
The development would be appropriate facility for outdoor sport and recreation that would preserve openness and not conflict with the purposes of including land in the Green Belt. The development would not be prominent or exposed within the landscape it would site comfortably in the corner of the field behind a large cattle shed. Discretely positioned, set away and screened from any residential neighbour.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Ben Hurst
Recommendation Date: 23/06/2020

X B.J. Haywood

Signed by: Ben Haywood
On behalf of Staffordshire Moorlands District Council