

DELEGATED DECISION REPORT

SMD/2021/0283
Valid 29/04/2021

LAND AT BAILEYS BANK
BIDDULPH

FORMATION OF EQUESTRIAN
TURNOUT AREA

(FULL - MINOR)

MAIN ISSUES

- Whether or not the proposal amounts to inappropriate development in the Green Belt
- The impact on the rural character and appearance of the area

DESCRIPTION OF SITE

The site is a short distance to the north of the Gillow Heath part of Biddulph and is within the open countryside and the Green Belt. It comprises a paddocks/fields, a horse manege and a timber stables building for two horses in connection with the equestrian use of the property which lies on the east side of Baileys Bank, a narrow country lane or track linking the main Biddulph to Congleton road to the north to Well Lane in the built-up part of Biddulph/Gillow Heath to the south. The Biddulph Valley Way (former rail line) runs along the east boundary of the property. Fields lie to the south. Further fields/paddocks (within different ownership) lie to the north. The site is surrounded by open land.

PROPOSAL

This is a full application for an equestrian “turn out” area in the form of an extension to the existing horse manege and which would be finished with sand and enclosed by timber post-and-rail perimeter fences with a height of 1.2 metres.

A “Turnout Area” is used for the outdoor turning out of horses for grooming etc. and to keep them apart, but unlike a manege it is not used for exercising of the horses.

It would have the same length as the manege and project approx. 15m out from the side of the manege. It would be divided into four by electric fences presumably to keep each horse apart.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Local Plan (Adopted September 2020)

SS10 Other Rural Areas Area Strategy
DC1 Design Considerations

National Planning Policy Framework (February 2019)

Sections 12 (Design) and 13 (Green Belts)

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

06/00789: Retrospective stables and hardstanding. Approved.

07/00286: Horse manege. Approved.

SMD/2018/0796: Additional stables. Approved.

SMD/2019/0323: Replacement stables building. Approved.

SMD/2019/0705: Replacement stables building. Refused. Appeal allowed by the Planning Inspectorate, with conditions.

SMD/2021/0302: Variation of Condition attached to above permission for replacement stables. Approved.

CONSULTATIONS

Publicity

Site Notice expiry date: 9.6.21
Neighbour consultation period ends: 9.6.21
Press Advert: N/A

Public Comments

One letter of support has been received from a local vet who considers such outdoor turnout areas are beneficial to the health of horses.

Town / Parish Comments

Recommend approval.

Local Highways Authority

No objection

Severn Trent Water

No objection

OFFICER COMMENTS

Policy SS10 requires strict control over inappropriate development in the Green Belt. The NPPF in paras 145 and 146 lists the forms of development which are not deemed to be inappropriate development in the Green Belt and harmful to its openness. Engineering operations and the provision of appropriate facilities for outdoor recreation are both listed. A turnout area, similar to a manege, which it

seems to be an extension of in terms of form and appearance, could be considered a form of engineering operation. Equestrian uses are a form of outdoor recreation and I consider that there is sufficient equestrian need for the facility (which appears to be of benefit to horse welfare and prevent excessive amounts of time being kept indoors in stables) and is connected to the equestrian use of the site. I therefore consider the proposal would not be inappropriate development in the Green Belt and which is not harmful to its openness.

With regard to the actual impact on the character and appearance of the area, it is in the form of a an extension to a manege which is not excessively large (relatively) and would not lead this are to be more harmfully prominent and is no closer to the access road than the current development on site (manege and stables). The enclosure fencing is in common with existing fencing at the site and in keeping with the rural character and appearance of the area. The sand finish would be softer in the landscape than a more solid surface.

CONCLUSION / PLANNING BALANCE

The proposal does not amount to inappropriate development in the Green Belt and would not harm the rural character and appearance of the area. It would therefore comply with the Council's Local Plan as well as being in line with the government planning guidance in the NPPF.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Chris Johnston

Recommendation Date: 24.6.21

X 

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council