

DELEGATED DECISION REPORT

SMD/2021/0657
Valid 20/10/2021

QUARRY HOUSE FARM
MOSS HILL
STOCKTON BROOK

CONSTRUCTION OF A 20M X
60M MANAGE WITH NO
FENCING

(FULL - MINOR)

MAIN ISSUES

- Whether or not the development amounts to inappropriate development in the Green Belt
- The Impact on the character and appearance of the area
- Impact on residential amenity

DESCRIPTION OF SITE

The application site lies a short distance to the north of the centre of village of Stockton Brook and is in the Green Belt. It comprises part of an open field or paddock at Quarry House Farm which lies to the east of Moss Hill, a combines country lane and residential street and to the south of Heather Hills, a residential road and to the north of Leek Road, the A53. The site is immediately to the east of the dwelling and outbuildings at the property. The land further to the east comprises open fields.

PROPOSAL

This is a full application for a horse manege/arena measuring 60 x 20 metres for the private use of the land owners who keep horses at the property. The surface would be a mix of fibre and sand.

Amended plans were received to show the manege placed further south of the original siting which was adjacent to the tree belt off Heather Hills and seemed to follow a slope at a diagonal angle to the outbuildings. The new siting is on flatter land to the south of but more parallel with the long outbuildings. Sectional drawings have also been submitted to show the amount of extraction required to create the flat surface.

A Design and Access Statement has also been submitted.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Local Plan (Adopted September 2020)

SS10 Other Rural Areas Strategy
DC1 Design Considerations

National Planning Policy Framework (NPPF)

Section 12 (Design) and 13 (Green Belts).

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

None relevant.

CONSULTATIONS

Publicity

Site Notice expiry date: 8/12/2021

Neighbour consultation period ends: 8/12/2021

Press Advert: N/A

Public Comments

None.

Parish Council Comments

None.

Staffordshire County Council Highways

No objection.

Environmental Health

No objection subject to standard conditions relating to equestrian development.

Tree Officer

Concerns were raised in response to the original plans considered to be too close to the mature trees next to Heather Hills and recommended the manege be moved outside of the crown spread of the trees.

Severn Trent Water

No objection.

OFFICER COMMENTS

The site is in the Green Belt and Policy SS10 requires strict control over inappropriate development in the Green Belt. The NPPF outlines those forms of development which are exceptionally not considered to be inappropriate and harmful to the openness of the Green Belt. Engineering operations and changes of use of land to provide facilities for outdoor recreation are listed and the proposed manege for horse riding or equestrian uses is deemed to be such an outdoor recreational facility and therefore does not amount to inappropriate development in the Green Belt and does not harm the openness of the Green Belt.

Although the manege/horse arena is larger than average (normally 20 x 40 metres), the revised siting, closer to the middle of a large equestrian (former agricultural) property and on a relatively flat area of land would not be prominent in the landscape when viewed from the nearest roads and public footpaths. It would be close to A53 to the south and Moss Hill to the west where much of the land is visible but these are also on similarly flat areas roughly level with the horse manege and due to its two-dimensional flat form, would not be harmfully visible from those road. To the north the land rises up, but views from the upward slope on Moss Hill would be blocked by the existing buildings at the property and from Heather Hills on an upward slope to the north, there is thick belt of trees which block views of the proposed manege (and views also blocked by outbuildings to the north). The manege would not be close enough to the trees to cause harm to their roots. It is not clear if perimeter fencing would be used so a condition will be added requiring details of the design and finish before the installation of any fencing. Although the revised site is fairly flat, another condition will be added requiring sectional drawings to show the extent of ground extraction or land banking works to ensure this would not lead to a visually intrusive feature.

With regard to residential amenity, the manege would be placed a considerable distance from boundaries of the property and nearby dwellings. As it would be for the private use of the owners, there are no concerns over significant noise and disturbance creation. The revised plan sites the manege further from neighbours. A condition will restrict the development for the private use of the occupants only. The Environmental Health section does not object subject to further conditions to manure storage, any external lighting and restrictions on PA systems. Due to the private use, there would be no changes to vehicle movements associated with the development and therefore no concerns over highway safety.

CONCLUSION / PLANNING BALANCE

The proposal is not deemed to be inappropriate development and would not harm the visual or residential amenities of the area with the safeguard of conditions. It would therefore comply with the Council's Local Plan (adopted September 2020) and is in line with the government planning guidance contained in the National Planning Policy Framework (NPPF).

OFFICER RECOMMENDATION : APPROVE

Case Officer: Chris Johnston

Recommendation Date: 20.1.22

X 

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council

