

Mr Ken Wainman
Mr Ken Wainman
Ravenoak Road
Stockport
SK2 7BQ

Ms Reeves
Broadhurst Farm Leek Road
Watershouses
Staffordshire
ST10 3LQ

Application no: SMD/2022/0103

Determined on: 25/04/2022

**Town and Country Planning Act 1990
Town and Country Planning (Development Management Procedure) (England) Order 2015
(as Amended)**

FULL PERMISSION FOR DEVELOPMENT

This permission does not carry any approval or consent which may be required under any enactment, bylaw, order or regulation (e.g. in relation to Building Regulations or the Diversion of Footpaths etc) other than Section 57 of the Town and Country Planning Act, 1990.

Location of Development:

Broadhurst Farm Leek Road Watershouses Staffordshire ST10 3LQ

Description of Development:

The construction of an artificial outdoor riding area.

In pursuance of their power under the above mentioned Act, Staffordshire Moorlands District Council Planning Authority, **HEREBY GRANTS PLANNING PERMISSION** for the development described above subject to the following condition(s):

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason:-

To comply with the provisions of Section 51 of the Town and Country Planning, Planning and Compulsory Purchase Act, 2004.

2. The development hereby approved, including the building materials, shall be carried out in complete accordance with the submitted amended plans and specifications as follows:-

2155 PL10
2155 PL12C
2155 PL13B
2155 PL16A

Reason:-

To ensure that the development is carried out in accordance with the approved plans, for clarity and the avoidance of doubt.

3. The perimeter fencing for the arena shall comprise 1.2m high timber post-and-rail fencing with a dark stain finish.

Reason:-

In the interests of the character and appearance of the area.

4. In the first planting season after the development hereby approved is brought into use, tree planting shall be undertaken along the top of the proposed embankment to the south-west of the proposed arena in accordance with the landscaping and planting details shown on drawing 2155 PL16A. In addition, further tree planting shall be undertaken on the north west side of the proposed arena in accordance with details which have first been submitted to and approved in writing by the Local Planning Authority.

Reason:-

In the interests of the appearance of the area.

5. The implemented tree planting scheme required in Condition 4 shall be subsequently properly maintained in accordance with good horticultural practice; any plants which are removed, die, become diseased or otherwise fail to establish within 5 years of planting shall be replaced during the next available planting season and the replacements themselves shall then be properly maintained.

Reason:-

In the interests of the appearance of the area.

6. The use of the horse arena/manege hereby approved shall be restricted to the private equestrian use of the occupants of Broadhurst Farm, Common Lane, Waterhouses and shall not be used for any commercial purposes, including a riding school or livery. There shall be no gymkhanas or other events held on the land.

Reason:-

In the interests of the character and amenities of the area.

7. Prior to the development being brought into use, details for the location, storage and timetable for the disposal of manure shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the approved details shall be implemented before the horse arena/manege is first brought into use and shall be retained for the lifetime of the development.

Reason:-

In the interests of the visual and residential amenities of the area.

8. Details of any external lighting including floodlighting to be installed in connection with the use of the horse arena/manege shall be submitted to and approved in writing by the Local Planning Authority and the lighting shall be installed in exact accordance with the approved

details.

Reason:-

In the interests of the character, appearance and amenities of the area.

9. No trees within the application site shall be removed, lopped or felled.

Reason:-

In the interests of the appearance of the area.

10. All parts of the site where ground extraction or land banking works are to take place, shall be grassed over before the development is first brought into use.

Reason:-

In the interests of the appearance of the area.

Informative

1. This is considered to be a sustainable form of development and so complies with the provisions of the NPPF.

X 

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council

NOTES

1. Approval under the Building Regulations may also be required. Advice in this respect can be obtained by contacting the Councils Building Control Section at BControl@staffsmoorlands.gov.uk
1. Where a vehicle is often driven across a grass verge or kerbed footway to and from premises adjoining a highway, the occupier of the premises may, be required to pay the cost of construction of a crossing, and/or may be required to comply with conditions, imposed by the Authority. You should contact the Highway Authority at Staffordshire County Council.
2. This consent is granted subject to conditions and it is the owner(s) and the person(s) responsible for the implementation of the development who will be fully responsible for their compliance throughout the development and beyond. An application will need to be made to discharge conditions and a fee is payable with the application. For more details please refer to our web site: www.staffsmoorlands.gov.uk If there is a condition that requires work to be carried out or details to be approved prior to the commencement of the development this is called a “condition precedent”. The following should be noted with regards to conditions precedent:
 - (a) If a condition precedent is not complied with, the whole of the development will be unauthorised and you may be liable to enforcement action.
 - (b) Where a condition precedent is breached and the development is unauthorised, the only way to rectify the development is the submission of a new application.
3. Other conditions on this permission must also be complied with. Failure to comply with any condition may render the owner(s) and the person(s) responsible for the implementation of the development liable to enforcement action.
4. The permission is granted in strict accordance with the approved plans. It should be noted however that:
 - (a) Any variation from the approved plans following commencement of the development irrespective of the degree of variation will constitute unauthorised development and may be liable to enforcement action.
 - (b) Variation to the approved plans will require the submission of a new planning application.
5. If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.
6. If the decision to refuse planning permission is for a householder application, and you want to

appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.

7. If this is a decision to refuse planning permission for a minor commercial application, and you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.
8. If this is a decision to refuse express consent for the display of an advertisement, if you want to appeal against your local planning authority's decision then you must do so within 8 weeks of the date of receipt of this notice.
9. If you want to appeal against your local planning authority's decision for any other type of development, including listed building consents then you must do so within 6 months of the date of this notice Appeals must be made using a form which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN (Tel: 0303 444 5000) or online at <https://acp.planninginspectorate.gov.uk>
10. The Secretary of State can allow a longer period for giving notice of an appeal, but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
11. If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted. In these circumstances, the owner may serve a purchase notice on the Council (District Council, London Borough Council or Common Council of the City of London) in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

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