

Mr. B. Haywood
Staffordshire Moorlands District Council
Stockwell Street
Leek
Staffordshire
ST13 6HQ

20th April 2022

Dear Ben

REMOVAL OF CONDITION 5 OF SMD/2021/0727 – SIMFIELD FARM, GREENS LANE, WERRINGTON

On behalf of my client Miss Green, I would be grateful if you would find enclosed a planning application submitted pursuant to s73 of the Town and Country Planning Act 1990 (As Amended) to remove condition 5 of application SMD/2021/0727.

Application SMD/2021/0727 granted planning permission for the formation of an equestrian manege on land to the west of the existing complex of buildings at Simfield Farm. In granting consent the following condition was imposed:

5. The manege hereby permitted shall be used for stabling of horses owned by or leased to the occupier of Simfield Farm (including any purpose incidental thereto) and shall not be used for any commercial purpose(s) whatsoever including livery or riding school. There shall be no events or gymkhanas held on the land.

Reason:- To safeguard the amenities of the area and to minimise the possibility of inconvenience to nearby residents by the establishment of a commercial concern.

This application seeks consent to remove the aforementioned condition so as to permit the use of the manege for commercial purposes in the form of riding lessons. The applicant does not propose any form of major events or gymkhanas.

The applicant is a BHS qualified Accredited Professional coach and horse trainer. It is her intention to provide riding lessons on the site when not carrying out her own freelance work. Lessons would be held between the hours of 08:30hrs and 18:00hrs, with each lesson having a duration of 45 minutes and limited to one person only. A period of 15 minutes would be left in between sessions so as to enable time for vehicles to depart the site before any new customer arrives.

Condition 5 was imposed in the interests of safeguarding the amenities of the area, and to minimise the possibility of inconvenience to nearby residents. As noted within the delegated report to application SMD/2021/0727, the nearest residential property to this site is located over 80 metres away and views are filtered by existing and proposed trees. The delegated report concludes that the separation distance will ensure that there are “*no amenity issues associated with the proposed development*”. The removal of Condition 5 does not alter that conclusion, as the holding of riding lessons on the manege will have no greater impact on the amenity of the area than that associated with the applicant’s own use of it.

The removal of Condition 5 will likewise not give rise to any undue disturbance to neighbouring occupiers owing to the coming and goings of vehicles. The proposed hours of use, coupled with the breaks that are to be held between sessions will minimise the impact of traffic on the access road serving the site, with all associated movements taking place during socialable hours. The removal of Condition 5 of SMD/2021/0727 will therefore not give rise to any conflict with the provisions of policy DC1 of the Staffordshire Moorlands Local Plan. Consent to remove the condition should therefore be granted.

I trust this proposal will be of interest and should you have any queries or concerns in this regard then please do not hesitate to contact me.

Yours sincerely

Rob Duncan
Planning Consultant