

## DELEGATED DECISION REPORT

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**SMD/2022/0669**  
**Valid 28/12/2022**

**WHITE CHIMNEYS**  
**BRADSHAW LANE**  
**IPSTONES**

**CONSTRUCTION OF A**  
**MANEGE**

**(FULL - MINOR)**

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### MAIN ISSUES

- Appearance in the landscape
- Neighbour impacts
- Public footpath

### DESCRIPTION OF SITE

A gently sloping farm field of grassland meadow / pasture on a relatively level broad ridge top. The site is south of the main farm complex. This has progressively expanded in recent years and a revised location plan was requested to show two additional buildings – one up and one underway.

The nearest neighbours are at The Beeches c.350m to the south east and New House Farm again 350m to the south east which is also a Listed Building. Also Summer is a dwelling some 300m to the north west.

A public footpath runs east – west between the proposed manège and the current farm yard extent.

### PROPOSAL

A large 50m x 26m manège involving a cut and fill operation to achieve a level. The existing site is shown as having a fall of 2m across its 50m length.

### RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

#### **Local Plan (adopted 9<sup>th</sup> September 2020)**

SS1 Development Principles  
SS2 Settlement Hierarchy  
SS10 Other Rural Areas Area Strategy  
DC1 Design Considerations  
DC2 The Historic Environment  
DC3 Landscape and Settlement Setting  
NE1 Biodiversity and Geological Resources  
NE2 Trees, Woodland and Hedgerows  
T1 Development and Sustainable Transport

**National Planning Policy Framework February 2019**

Paragraph(s) 1 – 14;

Section(s) 4 – Decision making; 8 Promoting healthy and safe communities; 11 – Making effective use of land; 12 – Achieving well designed places; 15 – Conserving and enhancing the natural environment; 16 – Conserving and enhancing the historic environment.

**Adopted Supplementary Planning Documents/Guidance (SPD/G):**

- Space About Dwellings SPG
- Design Principles SPG
- Design Guide SPD adopted 21st February 2018

**Local Plan Supporting Evidence Documents:**

- Landscape and Settlement Character Assessment (2008)

**SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS**

None specific to the land in question.

**CONSULTATIONS**

**Publicity**

Site Notice expiry date: 25.01.2023

Neighbour consultation period ends: N/A

Press Advert: N/A

**Public Comments**

None

**Town / Parish Comments**

Ipstones Parish Council – “Members of the parish council have voted in favour of supporting approval of this application subject to a condition that there are to be no floodlights on the manège”.

**Staffordshire County Council Highways**

No objection subject to condition:

1. The manège shall be for the private use of the applicant and their family. It shall not be used for public competition.

REASON To comply with NPPF Paragraph 111; to comply with SMDC Local Plan Policy DC1; in the interests of highway safety. D1122 Bradshaw Lane is a narrow country lane which would be unsuited to traffic associated with open, public competition.

Access is proposed through an existing access. This access is surfaced in a bound material. Design and Access Statement states that the manège will be for the use of the applicant and their family with horses owned by them. This is appropriate as Bradshaw Lane is a generally single track rural lane which would not be suited for access for public competition.

**Ramblers Association (Staffordshire)**

There are two P.R.O.W paths Ipstones 24 and 118 that join together and pass through where the proposed development will take place. The owner must be aware that these paths must remain open for the public to use at all times. If a diversion is needed then the Council authorities need to be notified of this.

**OFFICER COMMENTS****Principle of Development**

In its general approach, in accordance with policy SS1, the Council expects the development and use of land to contribute positively to the social, economic and environmental improvement of the Staffordshire Moorlands. When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the NPPF. This means that planning applications that accord with the policies in the Local Plan shall be approved without delay, unless material considerations indicate otherwise.

Policy SS10 for the rural areas supports only development which has an essential need to be located in the countryside, supports rural diversification and sustainability of the rural areas (or supports sustainable tourism or enhances the countryside).

This application involves the material change of use of land from agricultural farm land to equestrian exercise facility and involves engineering operations to achieve a level platform on sloping ground.

It can be, and is commonly, accepted that an exercise arena for horses will often need to be in the countryside where the animals have their grazing and stabling. The principle of the development can therefore be considered to comply with policy SS10 of the Local Plan.

**Design**

The design implications stem from the cut-and fill levelling, the boundary post and rail fencing and the manège surfacing material.

The visual impact of the cut and fill changes will be minor. The post and rail fencing will be in keep with and consistent with the site context alongside a farm complex.

The proposed surface is stated as: "a fibre sand and carpet mix, the surface will be a pale-yellow colour. The fibre sand and carpet surface will provide the applicants horse with a well-drained, spongy and long-standing surface".

The proposed hedge planting along the outer southerly boundary will help define and assimilate the development into the farm complex. It would be appropriate however to extend this to enclose the west boundary where there is potential for medium distance views towards the development.

Other than from the west and north west, due to the relatively level topography which then falls away southwards there is little scope to see this ground level development at any distance or as having any prominence in the wider landscape.

### **Amenity**

For users of the footpath there will be awareness of the development especially as they pass but this will be in context with the existing farm and over a relatively short distance.

For residents, they are at sufficient remove not to be affected.

The Parish request that there be no associated lighting is however important to ensuring the development does not take on a more intrusive and harmful prominence.

### **Highway Safety**

Acceptable subject to the condition recommended.

### **Other matters**

Drainage has been considered and some details are provided in the elevations drawing at 1:25. In this location there is little likelihood of the development affecting drainage beyond the applicant's own land.

Some net-gain for biodiversity would be achieved from the hedgerow screen planting. Ground disturbance is to a limited area and not so impactful in scale as for example a ploughing and re-seeding operation which may from time to time take place on the wider grassland areas of the farm.

## **CONCLUSION / PLANNING BALANCE**

In consideration of all of the above, approve subject to conditions.

**OFFICER RECOMMENDATION :**     **Approve subject to conditions.**

**Case Officer:** Arne Swithenbank

**Recommendation Date:** 22.02.2023



**On behalf of Staffordshire Moorlands District Council**