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Mr. C. Johnston
Development Services
Staffordshire Moorlands District Council
Stockwell Street
Leek
ST13 6HQ

30th June 2023

Dear Chris

EXTENSION TO STABLE BLOCK & CREATION OF MANEGE – OVERTON FARM, HOLLINGTON

On behalf of my clients Mr. & Mrs. Bloor I would be grateful if you would find enclosed a planning application proposing the erection of an extension to the existing stable block at the above site, along with the formation of a manege on the field adjacent.

The application represents a resubmission following the recent grant of planning permission for the erection of an extension to the stable block and the formation of a manege under application SMD/2023/0084. The main difference between that previously approved scheme and the current proposal is an enlargement of the manege to 60m x 40m (60m x 20m having been approved previously). The proposed extension to the stable block is unchanged.

The application site lies within the rural area wherein the erection of stables and provision of equine facilities is generally considered acceptable, as it constitutes an outdoor recreational use and meets a local rural need. The applicants have an extensive land holding with ample grazing land available to accommodate three horses, and consequently the proposed stable block is not considered to be excessive or disproportionate in relation to the recreational pursuits of the family. The functional relationship between the stables and the dwellinghouse will also be preserved, with the stables also located in close proximity to the proposed manege. The stable block extension is the same as the previously approved application and will consequently not have any greater impact on the rural area than that which has already benefitted from consent.

The revised manege is to be located to the southwest of the stable block on an adjacent field, and in the same general position as the previously approved manege. A new field gate will be created to provide access through to it from the stable block. The manege will have dimensions of 60m x 40m and be enclosed by a post and rail fence. The field within which the manege is to be formed has a

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gentle slope running across it in a broadly north to south direction, and the application proposes minor changes to levels by way of cut and fill to create a flat plateau for the manege. These levels changes will not require the provision of any retaining structures and the resultant menage will have a flat and open appearance that assimilates with its rural surroundings.

Owing to the presence of existing vegetation, there will not be any significant views of the manege from the surrounding area, and in any available views it will not appear incongruous, as such developments are commonplace within the rural areas of the Staffordshire Moorlands. The large portal framed buildings of the surrounding farmyard will furthermore provide a strong visual backdrop to the development.

In granting the previously approved application on the site (SMD/2023/0084) a number of pre-commencement ecology conditions were imposed requiring the submission of a Biodiversity Enhancement Plan (Condition 4) and an Amphibian Method Statement (Condition 5). Those documents will be submitted imminently to accompany this revised submission, and we have shown details of the proposed hedgerow that is to be planted around the perimeter of the manege on the site layout plan. We have done so in the interests of avoiding any requirement to lodge a discharge of conditions application in due course.

Having regard to the considerations set out above it is concluded that the proposed development meets the requirements of policies SS1, SS10, DC1 and DC3 of the Staffordshire Moorlands Local Plan, and consequently there is a compelling case for planning permission to be granted.

I trust that this proposal will be of interest, and should you have any queries or concerns in respect of the application then I would welcome the opportunity to discuss them with you.

Yours sincerely



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