STAFFORDSHIRE
moorlands
DISTRICT COUNCIL

Planning Service

MOORLANDS HOUSE, STOCKWELL STREET, LEEK, STAFFORDSHIRE
MOORLANDS. ST13 6HQ TEL: (01538) 483550 FAX: (01538) 483586

PART 2

Town and Country Planning (General Development Procedure) Order 1995

CERTIFICATE UNDER ARTICLE 7

Certificate A(a)

I certify that:

on the day 21 days before the date of the accompanying application/~~appeal~~* nobody, except the applicant/~~appellant~~*, was the owner*(b)* of any part of the land to which the application/~~appeal~~* relates.

Signed .....
For and on behalf of Hulme Upright Manning

*On behalf of **Mr N Chesters**

Date: **29th February 2008**

*delete where inappropriate

(a) This Certificate is for use with applications and appeals for planning permission (articles 7 and 9(1) of the Order). One of Certificates A, B, C or D (or the appropriate certificate in the case of certain minerals applications) must be completed, together with the Agricultural Holdings Certificate.

(b) 'Owner' means a person having a freehold interest or a leasehold interest the unexpired term of which is not less than seven years, or, in the case of development consisting of the winning and working of minerals, a person entitled to an interest in a mineral in the land (other than oil, gas, coal, gold or silver).

Town and Country Planning (General Development Procedure) Order 1995

CERTIFICATE UNDER ARTICLE 7

Agricultural Holdings Certificate (a)

Whichever is appropriate of the following alternatives must form part of Certificates A, B, C or D. If the applicant is the sole agricultural tenant he or she must delete the first alternative and insert 'not applicable' as the information required by the second alternative.

- * None of the land to which the application/~~appeal~~* relates is, or is part of, an agricultural holding.

or

- * ~~I have/The applicant has/The appellant has* given the requisite notice to every person other than my/him/her* self who, on the day 21 days before the date of the application/appeal*, was a tenant of an agricultural holding on all or part of the land to which the application/appeal* relates as follows:~~

~~Tenant's name~~	~~Address at which notice was served~~	~~Date on which notice was served~~

Signed .....
For and on behalf of Hulme Upright Manning

*On behalf of **Mr N Chesters** .

Date **19th February 2008** .

*delete where inappropriate

(a) This Certificate is for use with applications and appeals for planning permission (articles 7 and 9(1) of the Order). One of Certificates A, B, C or D (or the appropriate certificate in the case of certain minerals applications) must be completed together with the Agricultural Holdings Certificate.

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Rev.	Drawn	Comments	Date



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HULME UPRIGHT MANNING
ARCHITECTS TOWN PLANNERS INTERIOR DESIGNERS

Highpoint
Festival Park
Hanley
Stoke-on-Trent
ST1 5SH

LEEK
MANCHESTER
STOKE-ON-TRENT

Tel: 01782 208600
Fax: 01782 206080

Email - stoke@hum-arch.co.uk

Client

A C CHESTERS

Project

PROPOSED MENAGE
THE ROWANS, WINNOTHDALE, TEAN, STAFFS

Title

LOCATION PLAN

Status

PLANNING

Date FEB 08
Drawn IS
Scale 1:1250
Checked
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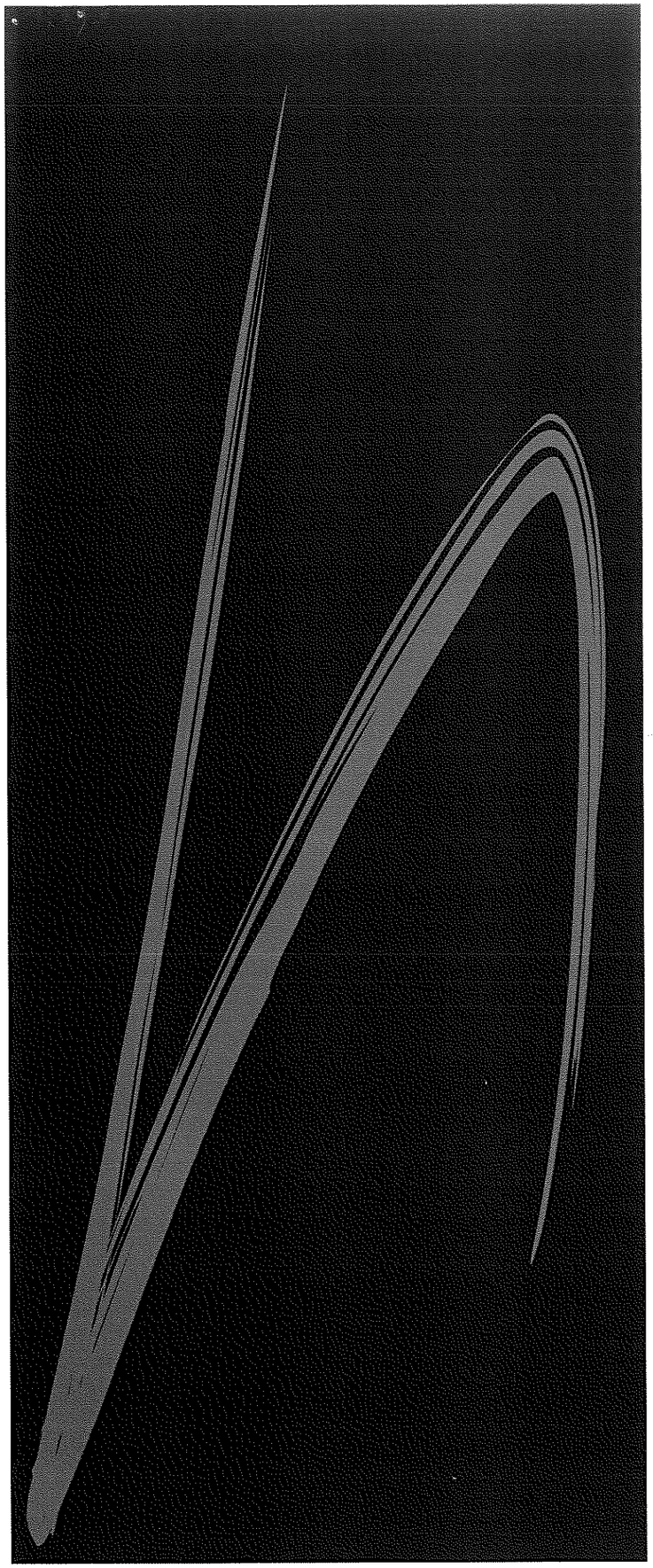

HULME UPRIGHT MANNING

ARCHITECTS • TOWN PLANNERS • INTERIOR DESIGNERS

DESIGN AND ACCESS STATEMENT

Proposed Ménage and Stable

The Rowans, Winnothdale, Tean, Staffordshire, ST10 4HB

Client: **Mr N Chesters**

Ref: **20613**

Date: **February 2008**

Rev:

Hulme Upright Manning
Highpoint, Festival Park, Stoke-on-Trent,
Staffordshire, ST1 5SH
T 01782 208600 F 01782 206080
www.hulmeupright.co.uk

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1.0 Introduction

1.1 This Design & Access statement has been prepared in response to the Governments changes to the planning application process outlines in circular: Guidance on Changes to the Development Control System, which came into effect on the 10th August 2006.

1.2 The statement provides an analysis and narrative of the proposals and is in line with guidance produced by CABE entitled Design & Access Statements; how to write, read and use them.

1.3 The application site is situated The Rowans, Winnothdale, Tean, Staffordshire, ST10 4HB. Refer to site location plan drawing 20613 AS(0)05.

1.4 The purpose of this statement is to support the need for a new ménage and stable for the personal recreational use of the applicant.

2.0 Design

2.1 The design of the proposed stable block has been informed by the intension for it to blend harmoniously within its intended setting. The design is intended to accommodate the applicants 2 horses with 1 stall for feed storage and associated items and 1 stall for tack.

2.2 The riding Ménage will be bordered by heavy duty pressure treated/tanalised post and rail fencing with a finished height of 1500mm. Posts to be spaced at 1800mm intervals with a top rail, 2no. mid-rails and surface finish retaining board at ground level. There will be a 3.6m wide 5 bar gate located towards the stable providing access to the ménage.

2.3 The proposed surface of the ménage will be proprietary equestrian surfacing on 150mm compacted equestrian grade silica sand on a compacted hardcore base. Perforated land drainage will be provided with geo-membrane above and below the washed stone drainage layer minimising sediment migration.

2.4 The site will be accessed through the existing gated access from the road approximately 50m to the north west of the existing entrance to The Rowans.

2.5 The stable is proposed as drawing 20613 AS(0)04 consisting of a timber frame construction faced with treated timber ship lap boarding and a black corrugated bituminous pitched roof. The proposed overall dimensions of the stable are 15.25m x 5.13m with a 1.2m overhang to the front. The height of the ridge is proposed at 3.2m from external ground level. The proposed location of the stable is as drawing 20613 AS(0)03. In front of the stable will be turnout pens constructed of the same fencing.

3.0 Use

3.1 The proposed riding ménage and stable is for the personal use of the applicant to train and generally exercise her two horses.

3.2 Currently the applicant's horses are stabled in a location remote from The Rowans resulting in at least two return trips per day.

3.3 It is the intention that the provision of the ménage and stable facilities will fulfil the desire to provide accommodation of their hobby close to hand whilst enabling them to provide the upmost level of care and attention to the livestock.

3.4 The ménage and stable will ensure roadwork with the horses is kept to a minimum reducing the current safety concerns of the applicant.

3.5 The horses will be stabled overnight and turned out in the neighbouring field during the day. In bad weather the horses will be turned out in to the turnout pens (crew yards) proposed in front of the stables to prevent unnecessary damage to the grazing pasture.

3.6 The proposed use for the ménage is for exercising and training the horses as and when required. One of the horses is young and a safe, enclosed area is needed in which to start riding him.

3.7 In addition, being able to ride in the ménage would mean less use of bridle paths / public rights of way in muddy or flooded conditions, thus keeping these routes in better condition for other users such as walkers.

4.0 Layout

4.1 The position of the ménage and stable relative to the existing dwelling and boundary's is as indicated on drawing 20613 AL(9)02.

4.2 The relationship between the proposed ménage and stable is proposed to facilitate easy and safe movement of the horses between the two elements.

4.3 The ménage has been specifically laid out to maintain mature woodland to three sides around the facility thus reducing the visual impact of the development on the surrounding areas.

4.4 The proposed access road will facilitate the ease of access for all vehicles serving the ménage and without interfering with current access to the existing dwelling.

5.0 Landscape

5.1 It is intended that a detailed landscaping scheme will be provided as a condition of a planning consent when the precise number, size and type of species can be determined.

5.2 All proposed planting as indicated on drawing 20613 AS(0)03 to consist primarily of Holly with other indigenous species such as Birch as required. Planting to form screening to the ménage.

5.3 Where planting is indicated along the western boundary, it is intended to infill any large gaps between the existing trees with indigenous planting consisting of primarily Holly and other species such as Birch.

5.4 Extents of screening planting to the satisfaction of Staffordshire Moorlands District Council Planning Dept.

5.5 The ménage will generally be screened by existing woodland to the eastern and northern boundary, existing and proposed landscaping to the southern boundary and existing trees with proposed infill landscaping to the north western boundary.

6.0 Appearance

6.1 The proposal will have minimal impact on the surrounding areas and will maintain a rural feel using natural timber where possible and agricultural style roof sheeting to the stable.

6.2 The proposal will be well screened from neighbouring properties following the proposed planting as detailed on drawing 20613 AS(0)03

7.0 Access

7.1 Access will be from the existing gated access located approximately 50m to the south west of the access to The Rowans.

7.2 The proposed access road will facilitate the ease of access for vehicles serving the ménage/stable and also emergency vehicles without interfering with the driveway of the dwelling.

8.0 Scale

8.1 The size of the stable and ménage footprint has been determined as a minimum for the accommodation the client requires and has been designed primarily around this.

8.2 The resultant development proposal is diminutive in overall scale and is regarded as being appropriate to its setting.

9.0 Environmental

9.1 The proposed ménage and stable at within the grounds of The Rowans will greatly reduce the number of road trips required to look after and enjoy the horses and will therefore reduces the carbon footprint associated with the ownership and care of the horses. Therefore the development will have a positive impact on the environment.

9.2 The ménage will reduce the need to exercise the horses on natural pasture in wet weather conditions, thus minimising the impact on the variety of plants and wildflowers which can struggle to get re-established once re-seeding with grass becomes necessary.