

Planning Reference No:	10/1887M
Application Address:	Lumb Brook Livery Woodford Lane Newton Macclesfield
Proposal:	Extension to Existing Manege, Erection of New Timber Stable and New Entrance to Yard (Retrospective)
Applicant:	Mr P Jackson
Application Type:	Full Planning Permission
Grid Reference:	388702 381146
Ward:	Prestbury and Tytherington
Earliest Determination Date:	14 th July 2010
Expiry Dated:	29 th July 2010
Date of Officer's Site Visit:	6 th July 2010
Date Report Prepared:	7 th July 2010
Constraints:	Manchester Airport Safeguarding 45m+ Woodford Safeguarding 15m+ Green Belt (MBLP) Wind Turbine Development consultation area All Application for Development Likely to Attract Birds

SUMMARY RECOMMENDATION

Approve

MAIN ISSUES

- Whether the proposal is acceptable in the Green Belt
- Highways
- Amenity
- Ecology

1. REASON FOR REFERRAL

The application is before the Committee as the applicant is an immediate relative of Councillor Thelma Jackson, Ward Member for Prestbury and Tytherington. Councillor Jackson is also the site owner.

2. DESCRIPTION OF SITE AND CONTEXT

The application site comprises a range of buildings used for equestrian purposes, manege, and hardstanding / parking area. The site is located within the Green Belt as identified in the Macclesfield Borough Local Plan.

3. DETAILS OF PROPOSAL

This is a retrospective application which seeks full planning permission to retain an extension to the existing manege, retain a repositioned timber stable comprising 4 loose boxes and retain roof alterations to the existing concrete block stables.

4. RELEVANT HISTORY

09/3106M - Erection of New General Storage and Implement Shed. Erection of Horse Walker – Withdrawn 25.03.2010

5. POLICIES

Macclesfield Borough Local Plan Policy

BE1 – Design guidance
GC1 – New Buildings (Green Belt)
GC8 – Reuse of buildings (Green Belt)
DC1 – Design (New Build)
DC3 – Amenity
DC6 – Circulation and Access
DC32 – Equestrian facilities

Other Material Planning considerations

Supplementary Planning Guidance – Equestrian Facilities (Borough of Macclesfield)

6. CONSULTATIONS (External to Planning)

Strategic Highways Manager – No objections

Environmental Health – Comments not received at time of report preparation.

Prestbury Parish Council – Comments not received at time of report preparation.

7. OTHER REPRESENTATIONS

None received at time of report preparation. The publicity period for the application continues until 14 July 2010.

8. APPLICANT'S SUPPORTING INFORMATION

The applicant has submitted a brief Design and Access Statement providing a written description of the proposal.

9. OFFICER APPRAISAL

Green Belt

The stable buildings and equestrian use on this site have existed for some considerable time. By way of explanation the site was previously located within the Borough of Stockport, and during that time an appeal decision required the residential use (by the previous owner of the site) of a caravan to cease, but did not require it to be removed from the site. The caravan therefore lawfully remains in situ on the site, and is shown on the plans. The site is currently used as a livery and provides stabling for 18 horses. It is also understood that the applicant's business involves the buying and selling of horses.

Paragraph 3.12 of PPG2 indicates that within the Green Belt engineering and other operations, and the making of a material change in use of land will be inappropriate development unless they maintain openness and do not conflict with the purposes of including land in the Green Belt. Additionally, PPG2 identifies essential facilities for outdoor sport and recreation as not being inappropriate, where they preserve openness and do not conflict with the purposes of including land in the Green Belt. PPG2 goes on to note that where development is acceptable in principle, the visual amenities of the Green Belt should not be injured.

Macclesfield Borough Local Plan policy DC32 and the Supplementary Planning Guidance deal specifically with equestrian facilities (within the former Macclesfield borough) and state that these will normally be allowed in the countryside provided that the criteria outlined are met. These relate to the need for the development, its impact on the area and on nearby residents, access and parking provision and the requirement for residential accommodation.

Although considered to be essential facilities for outdoor sport and recreation, the number of stables does not increase with this proposal, a block of four stables has been re-sited from the front north facing elevation, to the east side adjacent to the existing caravan. The roof alterations add a shallow pitched roof to the main concrete block stables (which house 14 loose boxes), together with a higher entrance archway. The stables previously had a very shallow, almost flat, mono pitched roof, and whilst the new dual pitched roof has raised the height of the structures, this is marginally so. A number of storage containers have also been removed from the site. The height of the stables is now predominantly 3.6 metres, with the arched entrance 4.7 metres high, and whilst an additional block has been added to the front elevation to compensate for the stable lost to provide the entrance, the proposal is not considered to have a materially greater impact upon the openness of the Green Belt than the present (lawful) use of the site. Furthermore, there has been an overall improvement to the external appearance of the buildings as a result of the proposed alterations, and these will no doubt serve to benefit this local rural enterprise. The alterations to the buildings are therefore not considered to be inappropriate in the Green Belt.

The proposed manege is an extension of a facility that has also existed for some time on the site. Whilst the size of the manege at 64m x 31m is larger than the normal size of 40m x 20m, having regard to the number of stables on the site, it is evident that the applicant does need to exercise a significant number of horses in a safe manner. Located adjacent to the stable block, the main visual impact of the manege is the post and rail fence, which in its own right does not require planning permission. However, the fence is typical for such a rural area, and will not be unduly prominent. The Council's Landscape Architect raises no objections to the proposal noting that the site is well screened by trees and hedgerows and is not prominent from surrounding dwellings, roads or public footpaths. Overall the proposed manege is considered to be acceptable in principle and constitutes appropriate development within the Green Belt, and does not significantly injure the visual amenities of the Green Belt.

Highways

The Strategic Highways Manager raises no objections to the proposal, noting that the site is accessed from a rural road that is not designed to accommodate high numbers of vehicle movements and applications that materially increase traffic movements would be resisted. However, as the changes proposed on the site are minor there are no highway objections to this application. No highway safety issues are therefore raised.

Amenity

No significant amenity issues are raised due to the distance to and existing relationship with neighbouring properties.

Ecology

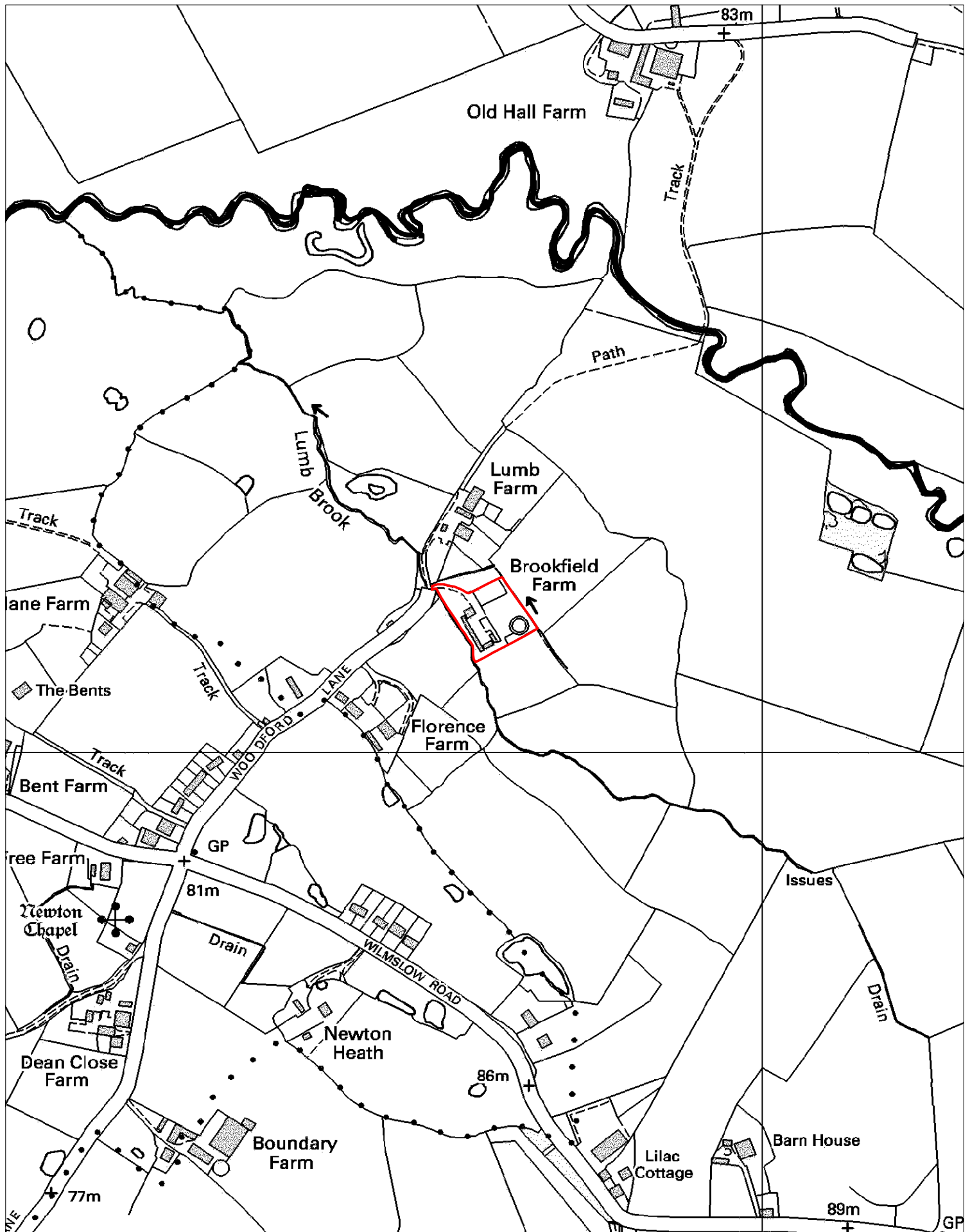
The Nature Conservation Officer does not anticipate there being any significant ecological issues associated with the proposed development

10. CONCLUSIONS AND REASON(S) FOR THE DECISION

For the reasons outlined above, the proposal is not considered to be inappropriate development in the Green Belt, and the impact upon the character and appearance of the area is acceptable.

11. RECOMMENDATION

APPROVE



LAND AT, WOODFORD LANE, NEWTON, MACCLESFIELD, CHESHIRE
NGR - 388,710 : 381,140

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