

Planning Reference No:	10/3191M
Application Address:	Land At, Woodford Lane, Newton, Macclesfield
Proposal:	Erection of New General Storage and Implement Shed. Erection of Horse Walker- Resubmission of 09/3106M
Applicant:	Mrs T Jackson
Application Type:	Full Planning
Grid Reference:	388707 381140
Ward:	Prestbury and Tytherington
Registration Date:	2 nd August 2010
Earliest Determination Date:	22 nd September 2010
Expiry Dated:	27 th September 2010
Date of Officer's Site Visit:	25 th August 2010
Date Report Prepared:	10 th September 2010
Constraints:	Manchester airport safeguarding 45m+, Woodford safeguarding 15m+, Green Belt (MBLP), Main River, Wind turbine Dev consultation area, All apps for dev likely to attract birds, Flood Zone 2

SUMMARY RECOMMENDATION

Approve

MAIN ISSUES

- Whether the proposal is acceptable in the Green Belt

1. REASON FOR REFERRAL

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

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.

The buildings provide stabling / livery for up to 17 horses and it is understood that there is another (linked) equestrian centre to the south west and south east, with further stable accommodation.

3. DETAILS OF PROPOSAL

This application seeks full planning permission to erect a general storage / implement shed and a horse walker.

4. RELEVANT HISTORY

09/3106M - ERECTION OF NEW GENERAL STORAGE AND IMPLEMENT SHED. ERECTION OF HORSE WALKER – Withdrawn 25.03.2010

10/1887M - EXTENSION TO EXISTING MANEGE, ERECTION OF NEW TIMBER STABLE AND NEW ENTRANCE TO YARD (RETROSPECTIVE) – Approved 29.07.2010

5. POLICIES

Macclesfield Borough Local Plan Policy:

BE1 – Design guidance
GC1 – New 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)

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

Environment Agency – Comments not received at time of report preparation.

United Utilities – 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 22 September 2010.

8. APPLICANT'S SUPPORTING INFORMATION

The applicant has submitted a brief design and access statement providing a written description of the proposal, and a Flood Risk Assessment.

9. OFFICER APPRAISAL

Green Belt

The stable buildings and equestrian use on this site have existed for some considerable time. Application 10/1887M, which sought to retain alterations to the existing stable buildings and manege, was considered and approved by the Southern Planning Committee on 28 July 2010.

The current proposal seeks permission for an implement shed and horse walker. Both will be positioned to the south of the existing stable block.

Paragraph 3.4 of PPG2 identifies that buildings for the purposes of agriculture and essential facilities for outdoor sport and recreation are not inappropriate in the Green Belt. Additionally, 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. PPG2 goes on to note that where development is acceptable in principle, the visual amenities of the Green Belt should not be injured.

Policy GC1 of the Macclesfield Borough Local Plan reflects the guidance at paragraph 4 of PPG2. 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 in the interests of animal welfare, its impact on the area and on nearby residents, access and parking provision and the requirement for residential accommodation. Policy EC6.2(g) of PPS4 states that local planning authorities should, where appropriate, support equine enterprises.

The proposed horse walker replaces a similar previous structure that has now been removed to make way for the extended manege. Having regard to the number of horses on the site, the horse walker will allow them to be adequately exercised, particularly during the winter months, and is therefore considered to be required in the interests of animal welfare, and will support an appropriate outdoor recreational use. Whilst the fencing to the horse walker will serve to reduce the openness of the Green Belt to some extent, having regard to the fact that it replaces a previous structure it is not considered to have a significant impact upon the openness of the Green Belt in this case. Consequently, the proposed horse walker is not considered to be inappropriate in the Green Belt, and therefore complies with the objectives of policies GC1 and DC32 of the Macclesfield Borough Local Plan. Furthermore, as noted above, PPS4 requires local planning authorities to support equestrian enterprises where appropriate, and as a facility that will support the operation of the equestrian business on the site, the horse walker is considered to be acceptable.

Turning to the proposed building, this is required for the storage of hay, straw and implements/machinery associated with the use of the site. Additional

written details have been requested from the applicant to outline the precise use of the building. However, it is understood that the land under the applicants control extends to approximately 30 acres. 19 acres are grazed by the horses and the remaining 11 are set aside to produce a hay crop, which will be stored in the building. The building can therefore be considered as an agricultural building, which is not inappropriate in the Green Belt.

Although the ridge of the proposed building will be approximately 2 metres higher than the adjacent stable block, the design of the building is considered to be appropriate for its intended use and it will not be a prominent feature within the local area. 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 horse walker and storage building are considered to be acceptable in principle. They are not inappropriate development within the Green Belt, and do not significantly injure the visual amenities of the Green Belt. No additional landscaping is considered to be necessary.

Highways

The existing access and parking and turning arrangements will be retained and utilised for the proposed development. The proposal is unlikely to materially increase traffic movements along Woodford Lane. Therefore, no significant highway safety issues are 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.

Flooding

The application site is partially locally within a Flood Zone 2 of the adjacent Lumb Brook, and a Flood Risk Assessment accompanies the application. Comments are awaited from the Environment Agency, however, no objection is anticipated as they raised no concerns to a previous, identical application (09/3106M), which was withdrawn in March 2010.

10. CONCLUSIONS

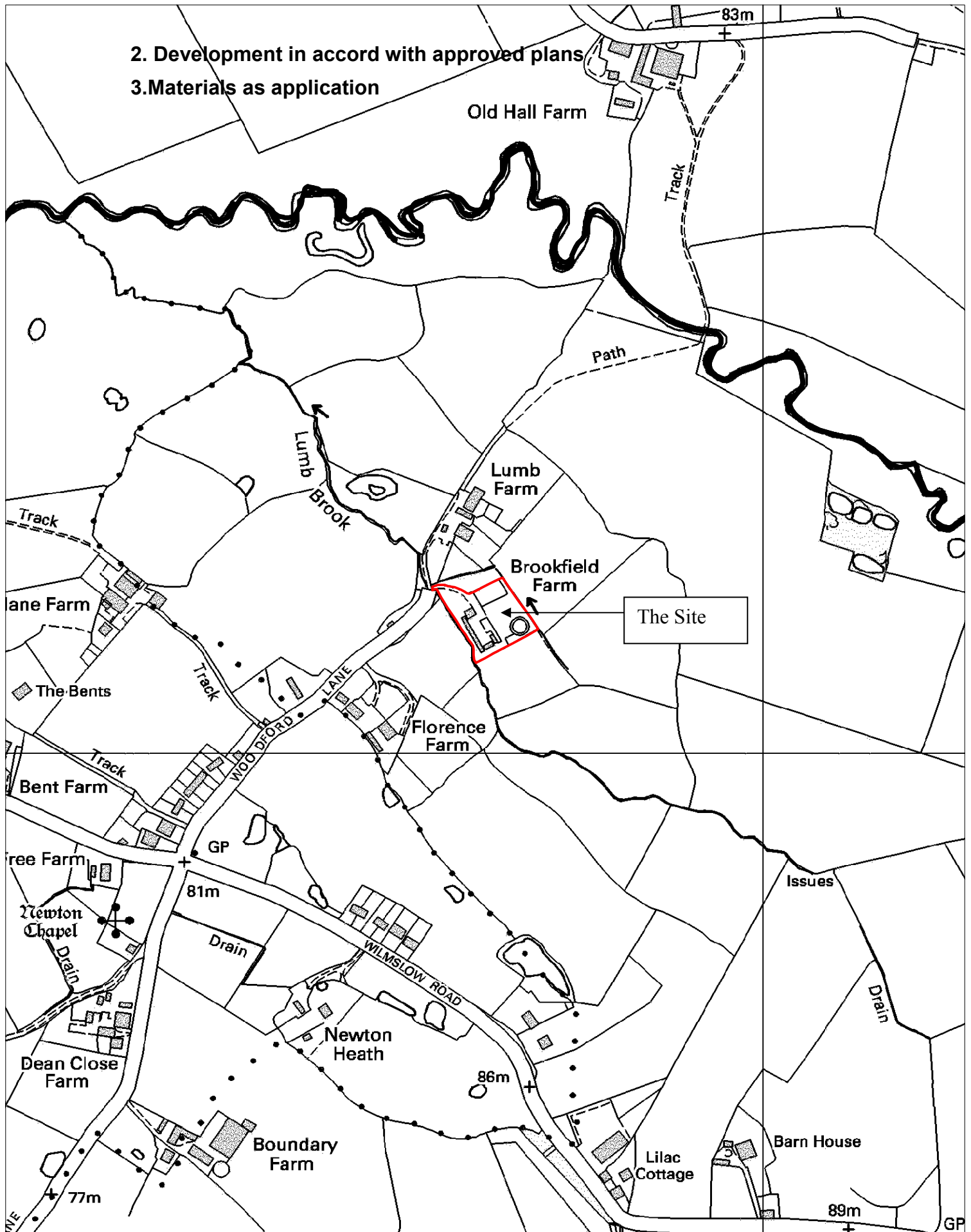
For the reasons outlined above, the proposal is not considered to be inappropriate development in the Green Belt, and the impact upon the character and appearance of the area is acceptable.

11. RECOMMENDATION

Approve subject to conditions

1. Commencement of development (3 years)

2. Development in accord with approved plans
3. Materials as application



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

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