

**NORTHERN PLANNING COMMITTEE – 20 November 2013**

**UPDATE TO AGENDA**

**APPLICATION NO:** 12/4814M & 13/3596M

**LOCATION:** FLORENCE STABLES, WOODFORD LANE,  
NEWTON, MACCLESFIELD, CHESHIRE, SK10  
4LH

**UPDATE PREPARED:** 18.11.13

**REPRESENTATIONS:**

A further representation has been received on behalf of the occupant of the neighbouring property.

In summary, concerns are again raised about the proximity of the equestrian business from the neighbouring properties, due to the impact on residential amenity from smells, noise and nuisance.

They recognise that Cheshire East Council has no distance standards in respect of proximity of equestrian developments from dwellings, however, Bolton Council advises that:

*“Stables should be sited at least 30 meters away from dwellings, to avoid impacts on residential amenity from smells, noise and nuisance”.*

The neighbouring property is only 20 metres away, and they experience smells 3-4 days per week and noise from the yard daily.

They think that there should be a safe distance between equestrian businesses and dwellings to protect residential amenity.

**OFFICER APPRAISAL**

The issue of residential amenity has been carefully considered in the preparation of the committee reports.

The proximity of Florence Farm to Florence Farm Stables is noted, however, consideration has to be paid to the history of the site, which has been in agricultural and equestrian use for a considerable length of time. Such uses can be smelly and noisy, but this is not uncommon in the countryside.

It is acknowledged that the number of horses has increased from 7 in 1996 to the 18 currently accommodated, and the site is in commercial use, however,

the activity on site is not considered to be at a level which causes a significant impact on residential amenity.

## **RECOMMENDATION**

There is no change to the recommendations as set out in the agenda.