

**LAND OFF BACK LANE AND MUCKLESTONE ROAD, MARKET DRAYTON. SHROPSHIRE**  
**MRS CAROL CARLYLE** **21/00003/FUL**

The application seeks full planning permission for an all weather horse arena measuring 45m x 25m with a post and rail perimeter fence.

The application site is located on land designated as being within the open countryside and an Area of Landscape Maintenance (policy N19) and Landscape Restoration (N21), as indicated on the Local Development Framework Proposals Map.

**The 8 week period for the determination of this application is 3<sup>rd</sup> May 2021.**

**RECOMMENDATION**

**PERMIT subject to conditions relating to the following matters:-**

- 1. Time limit condition**
- 2. Approved plans**
- 3. No commercial use**
- 4. Submission of Construction Management Plan**
- 5. Restriction on external lighting**
- 6. Adequate control of animal waste**

**Reason for Recommendation**

Subject to a condition that restricts the use of the horse arena to personal use, with no commercial use or events, and other conditions regarding construction and lighting, it is considered the proposal represents a sustainable form of development that accords with local and national planning policy.

**Statement as to how the Local Planning Authority has worked with the applicant in a positive and proactive manner in dealing with this application**

The proposal is considered to be a sustainable form of development and complies with the provisions of the National Planning Policy Framework. As such, no amendments were considered necessary to the application.

**KEY ISSUES**

The application seeks full planning permission for the creation of a sand all weather surface horse arena, measuring 45m x 25m on part of the existing paddocks, adjacent to an existing stable block to south. The horse arena will be bounded by post and rail fencing, with 3m wooden gate to southwest corner. A private access track bisects the paddocks – the area subject of the application site, and the larger paddock bounded by Mucklestone Road (B5026) and Willoughbridge Lane. Trees and hedgerows bound the paddock to the east, with agricultural land beyond. The application site is located in the small settlement of Winnington, a group of residential properties and farm buildings, including the applicant's property on Mucklestone Road. The proposed development would be sited immediately adjacent to an existing stable building. It would measure 45m in length and 25m in width.

The application site is located within the open countryside on land designated as being an Area of Landscape Maintenance (policy N19) and Landscape Restoration (N21), as indicated on the Local Development Framework Proposals Map.

The main issues for consideration in the determination of this application are:-

- Design and impact on the character and quality of the landscape
- Impact on residential amenity
- Highway safety issues

### Design and impact on the character and quality of the landscape

Paragraph 109 of the NPPF states that the planning system should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes.

Paragraph 124 of the National Planning Policy Framework (the Framework) states that good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

The site lies within an Area of Landscape Maintenance (Policy N19) and Landscape Restoration (Policy N21) as indicated by the Local Development Framework Proposals Map, whereby the Council will seek to maintain the high quality and characteristic landscapes, and ensure development contributes to this aim. It is necessary that development does not erode the character or harm the quality of the landscape.

The development would be seen within the context of the existing use of the land as horse paddock, comprising fencing and farm gates, the adjacent stable block, and the trees/hedgerow boundary to the east. The proposal will not affect the existing landscaping.

The design, siting and materials proposed would be in keeping with the existing use of the land and surrounding landscape. The horse arena and associated fencing/gate could be viewed from the highways to the north, south and west; however views would be restricted due to the development being set back within the site, with the existing soft boundary treatments helping to screen the development. The proposal would not be visually intrusive or harmful to the character of the area.

Therefore, it is considered that the proposed building would not harm the character and appearance of the landscape and it accords with Policies N19 and N21 of the Local Plan, Policy CSP1 of the Core Spatial Strategy and the requirements of the NPPF.

### Impact on residential amenity

Paragraph 17 of the NPPF states that planning should always seek to secure a good standard of amenity for all existing and future occupants of land and buildings.

The applicant's property is located to the southwest of the application site, on Mucklestone Road. There are a small number of residential properties and farm buildings to the south and west of the application site.

It is considered that the horse arena will not have an adverse impact on adjoining amenity. The use of the land is horse paddock, with the existing access track and stable block. Existing hedgerows/trees will remain on the boundary of the horse paddocks; thus limiting views of and from the development. The arena will remain for private use only; thus there will not be a significant intensification of use. Appropriate conditions will be applied regarding a restriction on commercial use, lighting, construction and control of animal waste.

Therefore, the development is considered acceptable with regards to residential amenity.

### Highway safety issues

Paragraph 108 of NPPF requires safe and suitable access to the site and consideration of any significant impacts on the transport network and highway safety.

The application site is located adjacent to an existing track access. The proposal will be for the applicant's personal use and will not result in intensification or increased vehicle movements. The development is acceptable in highway terms, subject to a pre-commencement condition regarding submission of a construction management plan. Accordingly the proposal complies with the requirements in NPPF.

## APPENDIX

### **Policies and proposals in the Development Plan relevant to this decision:**

[Newcastle-under-Lyme and Stoke-on-Trent Core Spatial Strategy \(CSS\) 2006 – 2026](#)

Policy ASP6: Rural Area Spatial Policy  
Policy CSP1: Design Quality  
Policy CSP4: Natural Assets

[Newcastle-under-Lyme Local Plan \(NLP\) 2011](#)

Policy N19 Area of Landscape Maintenance  
Policy N21 Area of Landscape Restoration

### **Other Material Considerations**

[National Planning Policy](#)

[National Planning Policy Framework](#) (February 2019)

[Planning Practice Guidance](#) (March 2014)

[Supplementary Planning Guidance/Documents](#)

[Newcastle-under-Lyme and Stoke-on-Trent Urban Design Guidance Supplementary Planning Document](#) (2010)

[Relevant Planning History](#)

07/00893/FUL Erection of stable block, Permitted 15.01.2008

[Consultation Responses](#)

**Loggerheads Parish Council:** no objection to the application, but wish to see conditions applied in relation to 'No lighting', 'No commercial use' and 'Adequate control of animal waste'

**Staffordshire County Council Highways:** no objection subject to a condition that restricts the proposed horse area to private use of the applicant and their family, and a pre-commencement condition for submission of a Construction Management Plan.

**Staffordshire County Council Mineral and Waste:** no comment.

**Landscape Officer:** no objection.

A response has not been received from **Environmental Health** by the due date and as such it is assumed that they have no comments on the proposal.

[Representations](#)

None received

[Applicants/agents submission](#)

The requisite plans and application forms have been submitted to enable determination of the application.

All of the application documents can be viewed on the Council's website using the following link:

<http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/21/00003/FUL>

Background Papers

Planning files referred to  
Planning Documents referred to

Date report prepared

16.03.2021