Proposed Re-Siting of Approved Holiday Cottages at

Hargate Hill Equestrian Centre Charlesworth

S U P P O R T I N G S T A T E M E N T T O

P L A N N I N G A P P L I C A T I O N

The Proposed Development

1. The proposed development consists of three holiday cottages at Hargate Hill Equestrian Centre Charlesworth. They would provide accommodation primarily for visitors with an interest in horse riding who wished to take advantage of the facilities of the centre, but also for those who wished to take holidays in a countryside location other activities.

2 . Full planning permission was granted by the local planning authority, High Peak Borough Council, for three holiday cottages at the above location on 4th February 2008 under reference HPK/2007/0937. The permission was granted subject to conditions including inter alia, conditions which:

- limited their occupation to holiday purposes only
- prevented use as a person's sole or main residence
- required the keeping of a register of all occupants of the cottages together with details of their home addresses
- required the submission of samples of the materials of external construction, and,
- made provision on the grounds floor for access by wheelchair users for toilet and bathing purposes

The Site

3.The site of the proposed cottages is that of an existing redundant barn which has now reached the end of its economic life and is in poor condition. It is located close to the family home of the applicant and proprietor of the Centre, Hargate Hill Farm house. The barn has now been demolished in pursuit of the above permission. Following demolition it has become apparent that there are constraints to the site,

which were not appreciated before. This application seeks to overcome these. They are as follows.

- To the west is a steep earth bank approximately four metres high. This is retained by a retaining wall in reconstituted stone blocks about two and a half metres high. This is not in fact in a straight alignment as previously supposed but cranked eastwards at its northern end by approximately 1.1 metres, thus reducing the width of the site.
- There is a sewer along the foot of the retaining wall which would be under the footprint of the holiday cottages in their approved position. This was discovered at the stage of building regulation approval, obtained in April 2008.
- The gable end of the proposed three cottages would have been within half a metre of the existing staff cottages. With the demolition of the barn, the extent of the remedial works, and subsequent maintenance, necessary to the gable wall of the staff cottages is now exposed. The new cottages block would also have been very close to the entrance door to the staff quarters, affecting the privacy of both buildings. A greater distance between these buildings is therefore necessary.

Proposed Alterations

4. The proposed alterations were discussed on site between the applicant Mr.M.C.Tyldesley and the Council's representative Mrs.E.Pleasant on Monday 20th December 2010. The new position of the holiday cottages was marked out on the ground. The change now proposed to the existing permission is limited to the new position of the holiday cottages as a block shown on the site plan going with the previous application. A new site plan has been prepared and is attached. The Design and Access Statement submitted with the previous proposal is also attached for information.

5. The effect of the change would be to site the cottages three metres further forward of their approved position and five metres northward (away from the gable of the staff accommodation building). The design and appearance of the cottages would be unaffected. The site is self-contained within the ownership of the applicant and there are no implications for amenity or access to any adjoining buildings.



Photograph 1: the existing sewer runs from the circular manhole cover at the foot of the steps parallel with the foot of the retaining wall. Traces of the blue paint indicating the proposed new position of the holiday cottage block is in the foreground



Photograph 2: the sewer runs along the foot of the retaining wall via an inspection chamber in front of the sunlit wall at the left hand side of the stable block and then behind it. The surface water drain runs from the square manhole in the foreground into the existing drain system in the stable yard to the right. The surface water from the new cottages would connect into this chamber. The proposed new position of the cottages is marked with a blue line



Photograph 3: the gable end of the staff accommodation building. The wall on the left is to be made good and thereafter maintained. The gable of the proposed new cottages would also need to be maintained and means of access be provided between them



Photograph 4: showing entrance to staff accommodation