

Equestrian Design

RETROSPECTIVE PLANNING APPLICATION

**FOR A NEW STABLE BLOCK AND SMALL
RETAINING WALL TO THE GARDEN OF STORTH
MEADOW FARM, HIGH LANE, GLOSSOP.
SK13 6JN.**

SUPPORTING INFORMATION AND DESIGN AND ACCESS STATEMENT

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Introduction

This application site comprises of a house and garden and an adjoining four acre field, which has been used for the keeping and grazing of horses, since the applicant purchased the property in 2012 and prior to that it is understood to have been used for grazing and the occasional cultivation of hay.

Since purchasing the property the applicant has made two unsuccessful planning applications, the first to provide new stables and a ménage (App No HPK/2012/0405) and the second to provide stables (HPK/2012/0672).

Following the refusal of the first two applications, the applicant has provided three mobile stables in the field to provide shelter for the horses. These mobile buildings are far from ideal and even though they are less than 12 months old they are already in extremely poor condition, suffering severe weather damage during the course of the last few months. In any event mobile buildings such as these are not intended to provide permanent shelter for horses.

Following further consultation with High Peak Borough Council and a site meeting with Mrs J O'Hara it was her opinion that a smaller stable block closer to the house and further from the neighbours was the best option for all concerned. The applicant then subsequently completed a householder enquiry and provided the Council with an accurate drawing and description of the proposed stables and small retaining wall; the applicant received written confirmation from Mr S Wells (Planning), stating that the provision of the proposal did not require planning permission. (Copies of this correspondence are appended to this report). Consequently the applicant purchased and erected the stables in the position indicated. Shortly after the retaining wall works were complete the applicant received a site visit from Mr M Darling, (planning enforcement), who informed the applicant that the works did actually require planning permission, due to the provision of a small retaining wall. This was confirmed to the applicant in a subsequent letter, a copy of which is appended to this report.

Therefore this application is a retrospective planning application that seeks to introduce stables, along with a small retaining wall, in the garden of Storth Meadow Farm – all as indicated in the enclosed information. The required provision is deemed small-scale in nature and the stables are to be operated on a purely personal as opposed to any commercial basis.

The applicants are a family who have been involved with horses for many years and they currently own three horses, all of which are now kept in the new stables and grazed at the field. The house and field were purchased by the applicant, with the sole intention of being able to provide his family with their own stables and facilities, with the added benefit of having acquired sufficient land to graze their horses on the same land.

The stable block is to be used solely for the keeping of horses. They are to be used solely for the private use of the applicants family and will not be used for any kind of commercial purpose. Copies of the horse passports are appended to this report.

Members of the applicants family currently train in various equestrian disciplines such as showing, dressage and show jumping, ground work etc and they occasionally compete -

mainly at local shows in Mottram and Hargate. They also enjoy pleasure riding and hacking out. The new facilities will afford the applicants family a secure long term site in which to continue practising their favoured pastime.

Site Context

The application site is situated off High Lane, Simmondley, Glossop; just outside the settlement boundary area of Simmondley, with the adjacent field to the west, being within the Green Belt and an Area of Special Landscape Value and the land on the opposite side of High Lane, to the south, being within the Peak District National Park.

Access to the house (and therefore stables) is from an existing access point onto High Lane, with vehicular access into the field being available from within the residential curtilage. There is no need or requirement to amend the existing access facilities in anyway.

The application site is bounded to all sides by mature and natural trees and hedging, that are already present to the garden.

Photographs of various views of the stables are appended to this report.

Equestrian Statement

As mentioned previously the applicants family have been involved with and owned horses for most of their lives and they currently train and compete to various levels of the following equestrian disciplines; showing, and show jumping and they also enjoy pleasure riding and hacking out the appropriate public highways and the bridleways.

Showing

Ridden showing classes feature horses that are ridden on the flat (not jumped) and judged on manners, performance, movement, style and quality. Showing requires very similar skills to dressage and therefore the training requirements are very similar. Members of the family compete in local showing competitions, perhaps 3 or 4 times/year..

Show Jumping

This is where competitors ride in a grassed arena or ménage over a course of between 12 and 15 show jumping fences (depending upon ability), of varying height, width, complexity and layout within an allotted time. Time faults are incurred for exceeding the time allowance and jumping faults are incurred for knockdowns or refusals (where a horse stops before jumping a fence), taking part 4 or 5 times a year.

Groundwork techniques

Groundwork begins on the ground and teaching the horse direction and cues, which then results in the direction or movement that the horse needs to execute. This involves hours and hours of repetition, by both horse and trainer so that the horse ultimately understands what movement it needs to make for whatever your cue is. Groundwork also continues in the saddle for such things as leg pressure, whereby the horse learns to move or change

direction in a particular way as a response to different leg movements on different parts of the horses body (shoulder, in front of the girth, behind the girth, etc).

Pleasure Riding

The applicants family also enjoy pleasure riding and hacking out on bridleways and appropriate public highways and public land.

The Proposal: Design Principles

Siting

Great care has been given to the chosen design solution for the stables, with them being sited close to the applicant's house and close to an existing stone storage building and as far away as practical from the residential properties on Spring Rise. This position allows the new stable building to take advantage of the natural screening provided by the trees, hedging and buildings and as can be seen from the enclosed photographs and be substantiated from a site visit, this location also offers substantial visual screening from the surrounding area, including the adjacent public footpath and also the properties on Spring Rise. In this regard the building positioning is considered most logical within the site. This coupled with the consolidated building arrangement is such that impact on the openness of the area is considered to be negligible, with the stables only being able to be seen from directly in front (the applicants house) and directly to the west (next to the adjacent storage building).

The walls are situated in such a position that the applicant has access room to all four sides, to allow for any ongoing future maintenance. The buildings are positioned so as to face the existing house, which together with the other building arrangements at the house, provides ideal protection from the prevailing winds and in addition with the door openings facing towards the house and away from Spring Rise, the likelihood of any nuisance being caused to any neighbouring properties by way of noise from the horses will be negligible.

Buildings

The erection of the new stable block, is considered to constitute the most appropriate solution in supporting the use of the land for equestrian purposes. The stables would constitute a holistic solution to meeting what are regarded to be essential needs, evidently providing housing for the applicant's horses. Such an arrangement is common and hence typical to that employed to meet domestic/personal scale equestrian needs, with a precedence of such facilities of this scale already evident in the locality.

A separate area for storage of hard feed and bedding etc is already available to the applicant, within the adjacent stone store building. For clarity this is already stored in separate storage bins (to prevent attack by vermin) and it is a mixture of hard feeds such as lucie stalks, lucie nuts, top nosh, grass pellets, sugar beet, oats, barley, bran and horse nut mixes and also natural supplements such as seaweed.

The horses have their hard feeds supplemented with hay, and each horse requires the equivalent of 4 bales of hay each week, which equates to 12 bales of hay used on a weekly basis. In terms of the bedding requirement for the horses the applicant currently uses

shavings for bedding and each horse will require the equivalent of 2 bales of shavings for bedding each week, which equates to 6 'bales of bedding' used on a weekly basis. It is also worth noting that storage is also needed to keep safe and secure a small variety of show jumping equipment, such as poles, planks, etc.

The area of storage already present is considered to meet the maximum requirements of the applicant in this regards, which should also provide some reassurance to the Local Planning Authority that the provision of the stables will not lead to further applications for the provision of an additional storage building.

Consideration has been given to the building design as to whether a L arrangement or straight line arrangement would be more appropriate. The chosen solution is an straight line arrangement positioned on a concrete base, employing the use of separate loose boxes, an approach which is common in the area. It is considered that this type of arrangement creates a design that is acceptable to the local planning authority by virtue of constituting a consolidated form, without severely impacting on the openness of the area, and which importantly constitutes a practical arrangement for the applicant. The arrangement of the looseboxes will also allow the horses to see each other (important to the holistic horsemanship principles employed) and into the yard area. In practical terms, having the doors facing the applicants house also significantly reduces the chances of any noise 'leaking' from the stables to neighbouring properties, whether that be noise from the horses or noise from the opening and closing of doors, buckets clanging etc. The prevailing winds, and hence need to shelter the animals from these, have also contributed to the design and positioning of the development.

With regards to external appearance the design solution has been to construct the stables from timber stud construction, with horizontal weather boarding to the external face and timber sheeting fixed to the internal face on a concrete base, with a corrugated Onduline roof. This design of stable has previously been recognised as preferable in this location as indicated within the officer planning reports of the previous planning applications.

This design approach is typical to that available from many stable manufacturers and already in common use in the surrounding area and wider region. The stables are single storey in nature with the applicant having elected to keep the overall height of the buildings, in line with what many stable manufacturers offer as a standard building, being 2.4m high to the eaves and 2.9m high to the ridge and the total floor area of the new buildings being 52m². The stables have been stained brown, with black roofing, which is considered to be in keeping with the immediate surrounding area.

Retaining Wall

A small concrete block retaining wall has been provided in the position indicated so as to allow the applicant to provide a small level area on which to position the stables. Prior to the provision of the new wall, an existing wall was already present in the positions shown within the accompanying application information and so the provision of a new wall is not considered to be either an alien feature in the existing garden nor is it considered to be a visually intrusive feature. A planted terrace has been provided in front of the small retaining wall and the applicant is in the process of providing domestic planting to this area.

Yard Area

The area in front of the stables already benefited from being a stone paved surface, this has remained unchanged and there is no intention or requirement to change it in the future.

Access

As indicated earlier, the access to the stables is directly from the applicant's residential curtilage, which mitigates the need for any new length of access track to encroach across the new residential curtilage of the garden which would be detrimental to the openness and character of the immediate locality. This should also provide some reassurance to the Local Planning Authority that the stables will remain for the private use of the occupants of the house.

Traffic Generation

Since the stables are immediately adjacent to the applicant's house, there will be no need or requirement for daily vehicular trips to or from the stables. Visits will need to be made to the site by the vet, farrier, dentist etc at a rate of perhaps one visit every 7/8 weeks, and these visits will also be made using a car or small van. The proximity of the stables to the house, will enable feed and hay deliveries to be carried out by the applicant, during the applicants normal vehicular movements to and from the house, this is not expected to create any additional visits to the site. The current average of 1 trip per month to competition is expected to be maintained and other than that, the only other vehicular visits to the site will be for the transport of the manure trailer when emptying is required, which again will be reasonably infrequent at a rate of perhaps once every 4/6 weeks or so. In practical terms as the horses have been kept at the site since the spring of 2012 (albeit in the adjoining field), the provision of the stables adjacent to the house will not result in any change to the traffic arrangements already present at the site.

Drainage

With regards to foul water run-off from the stables, there will not be any because when being kept in the stables, the horses are bedded on wooden shavings. This bedding material will soak up any liquids generated by the horses within the stables and as the bedding needs to be dry for the comfort, health and well being of the horses, it will be maintained and changed as and when required so liquid run off from the stables themselves will not occur. Any foul solids and fouled bedding from within the stables will be removed on a regular basis, during the continuous maintenance of the bedding material and this is to be stored in the covered manure trailer.

Any rainwater produced from the downspouts of the new stables is already harvested into storage drums for the watering of the horses, on the odd occasion that these overflow, then any surplus will be used in the garden of Storth Meadow Farm.

Manure Handling

Poor manure management can lead to smells, vermin and flies, which will affect the horses health and wellbeing. Horses typically produce around 7-8lbs (3.2-3.6 kg) of excrement every day. So allowing for there being three horses kept at the stables, it is safe to assume that between the stables and field there is likely to be approximately 158lbs (71.5kg) of horse excrement produced on a weekly basis. The applicant intends to purchase a purpose built metal trailer, with solid sides and fully welded joints, that is covered and will not allow ingress or egress of liquid materials (urine), which will therefore negate the need for a foul water drainage system to be required.

The intention is that all collected manure and soiled bedding will be kept/stored/contained within the trailer until it requires removal and disposal. The applicant will arrange for a suitable local contractor to empty and return the trailer on the same day, as and when required, approximately every 6 weeks or so. Although the applicant is yet to purchase this trailer, an example of a trailer similar to the description given, and commonly in use in the industry, is appended to this report. As an interim measure the applicant is using a fully enclosed horse box and is removing the waste from the site on a bi weekly basis.

Grazing

As indicated the field amounts to approximately 4 acres. The three horses of the applicant will require approximately 3 acres of land to be used for grazing and visual inspections of the existing land, show that it is generally in good condition, the British Horse Society's guidelines indicate that approximately 1 acre per horse is required for grazing and so the amount of grazing land is considered sufficient to meet the needs of the animals and also the guidelines of the British Horse Society.

Pasture Management

It is not expected that any heavy erosion of the field will take place by the number of horses using the available pasture, although as part of the ongoing maintenance of the field, the applicant will need to check regularly for any damage and/or field erosion occurring and repair any damage as necessary. All hedges, fences and boundaries, together with the new building and yard area, will be regularly inspected for their condition and replaced / repaired / maintained as necessary.

Any equestrian equipment that is not in regular use, are to be stored away from sight in the existing storage arrangements. This notion can be conditioned if deemed necessary.

Security

Although security is not a substantial concern for the applicant it is the intention to fit internal security cameras and good quality locks to the field gates, the stables and ancillary storage space.

Flood Risk

The site is not situated in a known flood risk area which is recognised by the Environment Agency's flood risk designation mapping. There is no significant risk of flooding from any other source.

Trees Survey

A visual assessment of the existing trees in the garden has been made and all appear to be in good condition. The building has been situated, so as not to adversely affect the hedges or trees.

Environmental Sustainability

As indicated earlier, there is no requirement for any foul water drainage, thereby removing the need for foul drainage provision.

In addition, the timber stables are a more sustainable approach to building than brick, block or stone and should the need arise in the future to demolish, remove or replace the proposed stables, again the use of timber is a much more sustainable approach than the use of brick, block or stone. The new stables are timber lined internally which will negate the need for additional insulation requirements and this timber lining also helps with acoustic insulation.

Community Safety

It is not expected that the provision of the stables in this location will have any effect on community safety. Access to the proposed development will utilise existing footpaths, roads and entrances, all of which are entirely fit for purpose and therefore requiring no upgrading work, nor will the development have a negative impact on the existing traffic levels.

Accessibility

As indicated earlier in this report, access to the proposed development will utilise existing public roads and the associated residential access arrangements. The stables are single storey, with level thresholds to all the building doors, and the narrowest door opening is approximately 1100mm wide – all of which will ensure ease of access for all potential users and also the potential need for access from emergency vehicles.

Although not a current desire or need of the applicant, it is not anticipated that there will be any need to adapt any openings for wheelchair users, although any modifications that are likely to be required to the door locking and security mechanisms to the development can be made with minor amounts of work.

Previous planning information

The previous proposals for a stables and a ménage, were both in different locations than those which are the subject of this application. Importantly, there were no objections to either

application from highways, the coal authority, the police, Peak Park Authority, nor the public rights of way officer.

The previous application to this one proposed a block of four stables, close to the northern boundary of the land adjacent to 27 Spring Rise. Resident concerns were expressed relating to loss of light to properties on Spring Rise, unacceptably increasing noise, disturbance, and outlook to 27 Spring Rise, and whilst the application was recommended for approval by planning officer, it was subsequently refused planning permission at planning committee, by reason of the stable block would result in an unacceptable increase in noise and disturbance and outlook to 27 Spring Rise, by reason of their proximity to the first floor of this property.

It is considered that the position of the new stables will not create unacceptably levels of noise, disturbance or outlook to any of the properties on Spring Rise due to the significant distance to the adjacent property and the presence of well established boundary hedges

Conformity with the Development Plan

Main Issues

The principal of the development

This application is for the private use of the applicant and his family, there is no desire for this to be expanded into any kind of a commercial operation, the proximity of the stables to the applicant's dwelling should provide the local planning authority with the necessary assurance that the stables can only be to be used for the private use of the occupants of the dwelling house. It is considered that this can be adequately controlled by planning condition.

It is widely accepted that small-scale stables represent appropriate development within the Green Belt and open countryside, in principle at least, by way of constituting appropriate recreational facilities. Having been explicit within former national guidance, this notion is well enshrined in case law. The proposal is deemed in keeping with this notion on the basis that it can and should be regarded as 'small-scale'. This owes to the site being used on a personal only basis, and for use by only a small number (three) of horses (the former PPS7 defined small-scale as less than ten horses).

To help demonstrate that essential [or now appropriate] facilities are required in this particular instance, copies of the horse passports for those being kept on the land are appended to this report.

The site lies within the Settled Valley Pastures of the LDF, which amongst other things recommends that new development should be simple in form and not erode the landscape character. It could be considered that a stone building may be preferable in landscape terms, but this should be balanced against the visual impact that this would have, both at the applicant's property and those of the immediate neighbours. The use of wood has been chosen in preference to stone, which blends in well with the surrounding area and trees, whilst the existing colour is considered to be acceptable by the applicant, this can be adequately controlled by planning condition.

Impact on Residential Amenity

Consideration has been given to the impact of a residential amenity of both at the applicant's property and those of the immediate neighbours, particularly with regards to any nuisance caused by noise, smells, disturbance, vermin and outlook. Whilst the advice given to the applicant by the local planning authority was that planning permission was not required for the stables, the applicant still chose to provide the stables in a location within the residential curtilage of his property that would have least impact on the surrounding neighbours. The stables are almost impossible to see from any of the surrounding houses, being situated within the trees, the proximity to the neighbouring properties is such that they will not be disturbed by any noise, smells or other forms of disturbance from the stables. In terms of storage of hay and feed (which potentially could attract vermin), assurances have already been given that all feed is to be kept in metal containers and the amount of hay to be stored will not be sufficient to attract vermin problems. In terms of the new manure trailer, this will be fully sealed and metal, therefore being impenetrable to vermin.

The stables and retaining wall are positioned much further back from the residential properties on Spring Rise, than the previously refused application and they are set within a wooded area set back from the edge of the bank. The building arrangement is deemed to be the minimum necessary to meet the specific needs identified, and the proposal is considered to be compact in its form.

As shown within the photographs that are appended to this report, they are very hard to see from Spring Rise. It is considered that there would be no great loss of privacy to any of the properties on Spring Rise, than currently exists.

Visual Impact

As indicated above the stables and retaining wall will be quite hard to see from Spring Rise, they will however be visible from parts of a public footpath that crosses the adjacent field. The stables will certainly not encroach on the footpath nor would they seriously harm the appearance of the area. The building is well screened and in the most unobtrusive location possible. With regards to the external appearance of the proposal, careful consideration has been given to ensure that no element of it constitutes a conspicuous feature within the landscape. Any visual impact of the stables and retaining wall is greatly softened by the presence of the existing stone buildings and the existing trees. It is therefore considered that any visual impact created by them is acceptable to the area.

Trees

We have removed a tree

There is no proposal to remove any trees surrounding the stables, as a consequence of their provision. The stables and retaining wall have been provided without creating any noticeable impact on the surrounding trees or their tree roots. It is considered that the retention of the stables and retaining wall will not have an unacceptable impact on the surrounding trees.

It is worth noting at this point that following discussions with some of the neighbouring properties on Spring Rise, work has been carried out to some of the trees in the garden of Storth Meadow Farm, with various branches being removed and a couple of trees being

taken down. It is anticipated that further work will be carried out during the summer to some of the taller vegetation to the northern garden boundary, with the hedging being reduced in height and possibly one or two overhanging branches being removed. It is important to note that the work to the trees is not as a result of the provision of the retaining wall or stables, it has been driven by requests from the neighbours to improve the current overshadowing issues that have been created by the trees.

In summary the proposal is considered to be acceptable in principle and, with regards to more detailed matters, comply with all policies of relevance (existing and emerging). As such the proposal is deemed to be in clear conformity with the statutory development plan, and in this regard is deemed to constitute sustainable development, for which there should be a presumption in favour of.

Summary

In conclusion the proposal is evidently considered to comply with policies of relevance in that this small-scale equestrian development and provision of a low retaining wall, constitutes appropriate development within this setting, which has very importantly been sensitively located within the existing landscape and garden area without entailing any detrimental impact on its character, wider amenity, neighbouring properties or biodiversity value. On this basis the proposal conforms with the statutory development plan and should be regarded as sustainable development, for which the NPPF makes clear planning permission should be forthcoming without delay.

In the event the local planning authority do not concur with this view, the applicant looks forward to positively engaging with the authority to secure a solution, as is advocated by the NPPF. In this regard the applicant considers the submission of this application as constituting the start of a positive dialogue with the local planning authority, and looks forward to any potential issues being communicated at the earliest possible opportunity.

APPENDIX 1 – General views of the site



View of the stables from the house



View 1 of the stables from the garden



View 2 of the stables from the garden



View from Spring Rise

APPENDIX 2 - Typical example of a covered trailer



This is a typical example of a covered manure trailer of the size required by the applicant. The applicant is happy to agree the colour of the trailer if required.

APPENDIX 3 – Photographs showing the existing stable construction



Section of the proposed stable construction. Timber stud construction with horizontal weatherboarding to the external face and finished internally with timber sheeting, such as plywood or OSB



Typical example of corrugated roof sheeting

APPENDIX 5 – Copies of horse passports

BRITISH HORSE PASSPORT
Issued by the Cleveland Bay Horse Society
 York Auction Centre, Mutton, York, YO19 5GF
 Tel: 01904 489731/486703 Fax: 01904 489782
 eMail: cbay@stephenson.co.uk www.clevelandbay.com

BREEZE
 Skewbald Male b.-s.2008
 Passport No 826018990002988
 Sire: Unknown
 Dam: Unknown

Contents	
Identity diagram	2-3
Photographs	4
Breeder and Owners	5-7
Customs Endorsements	8
Health Information	9
Vaccinations (Ful)	10-13
Vaccinations (Other)	14-15
Laboratory Health Tests	16
Other Society Registrations	17
Slaughter Declaration	18
Medication Record	19
Medication Control	20
Extended Pedigree	21

These must be completed as appropriate

Instructions to Owners


- This document is for identification only; not proof of ownership, and is issued subject to the regulations laid down by the Society.
- To be valid, this passport must be returned to the Society when any change of ownership occurs and the current transfer fee paid.
- This passport must always accompany the horse when travelling away from the owner/skeeper's premises.
- If the passport is lost, this must be reported to the Society immediately for the issue of a duplicate passport on payment of the appropriate fee.
- On the death of the horse this passport must be returned to the Society.
- The Society is acting as Licensing Authority only and entry onto the Society's British Horse Register gives no entitlement to any rights enjoyed by members of the Society or horses registered with the Society's own Breed Stud Books.

Instructions to Veterinary Surgeons

- Please check the ID chart with the horse.
- Please enter full details of vaccinations given by you.
- If issuing a health certificate for travel abroad please sign the relevant section.
- Please use a black pen and complete neatly for copying purposes.

Date
 Passport Issued 24/1/2009

Signed
 Honorary Secretary *C. J. Day*




PASSPORT NUMBER
S26018490002988

LEFT SIDE (COTE GAUCHE) **RIGHT SIDE (COTE DROIT)**

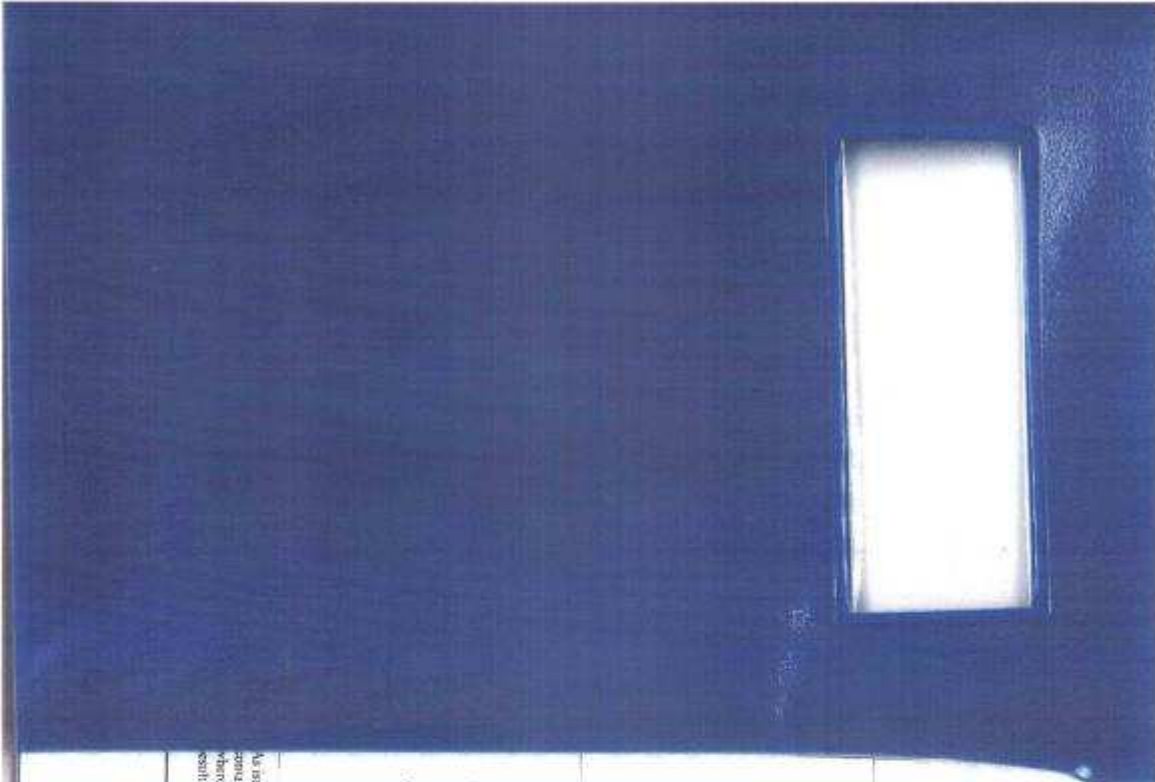
UPPER EYE LEVEL (LIGNE SUPERIEURE DES YEUX) **MUZZLE (NEZ)**

LEFT **RIGHT** **LEFT** **RIGHT**

†Name of Animal (Nom) BREEZE.		Colour (Robe) SKENWOLD.	Sex (Sex) COLT	†Date of Birth MAY 2008	Height if Adult
Head (Tete)	WHOLE ABOVE UPPER EYE LEVEL TO RIGHT OF MIDLINE. WHOLE MIDLINE MID EYE LEVEL. 2 WHOLE ON MUZZLE TO LEFT + RIGHT OF MIDLINE		Neck (Encolure)	WHITE AT THROAT. WHOLE MIDLINE MID CHEST. WHOLE INSIDE ELBOW LEFT + RIGHT FORELEGS. MICROCHIP MID CHEST LEFT SIDE.	
Fore Limbs (Ant. D)	LF (Ant. G)	FLESH MARK LOWER LIP. STRIPED HOOF.	LH (Post. G)	STRIPED HOOF. BROWN AT HEEL TO JUST ABOVE PASTLOCK.	
	RF (Ant. D)	STRIPED HOOF.	RH (Post. D)	STRIPED HOOF WITH SMALL BLACK STRIPES. BROWN AT HEEL TO PASTLOCK.	
Body (Corps)	WHOLE ON BELLY LEFT + RIGHT SIDES WHOLE AT STIFLE LEFT + RIGHT SIDES		Acquired Marks	NONE NOTED. MICROCHIP NUMBER 981000002266905	

NAME in capitals (nom en lettres capitales) MRS ELAINE MURPHY BUNG MEVS.	CERTIFICATE To be signed by Veterinary Surgeon or Approved Technician who makes identification and must not be the Breeder, Owner or Trainer of the horse identified.	OFFICIAL STAMP THE SHIRE VETERINARY PRACTICE 2 BACKLAMPART HIGH STREET STRAKRAEL OG9 7LW
Address Adresse THE SHIRE VETERINARY PRACTICE 2 BACKLAMPART, HIGH STREET STRAKRAEL, OG9 7LW.		Information supplied by owner
Signature  (Signature et cachet du vétérinaire agréé (ou de l'autorité compétente))	Date 11/12/08.	

Breeze



<p>THE BRITISH HORSE SOCIETY EQUINE PASSPORT KAVANAGH ROYALE</p> <p>Passport Number: 826004500227084</p>	
<p>Equine Details:</p> <p>Colour: BAY</p> <p>Sex: Male</p> <p>Type: Pony</p> <p>Height: 14.0hh</p> <p>Month/Year of Birth: April 2001 (believed to be)</p>	<p>Passport Issue Date: 24/01/2005</p> <p>First registered owner: Name: MR. M. TYLDESLEY HARGATE HILL EQUESTRIAN CENTRE HARGATE HILL GLOSSOP DERBYSHIRE SK13 6JL</p> <p>Address:</p>
<p><small>As issuers of this document, The British Horse Society and their agents believe the information contained herein to be true and correct. However, they cannot guarantee accuracy, in particular where it is dependent on information supplied to them, and cannot accept liability for any loss resulting from errors that may arise.</small></p>	

Kavanagh

REGISTRATIEBEWIJS
REGISTRATION CERTIFICATE / CERTIFICAT D'ENREGISTREMENT

Naam Name/Nom	Silke van ut Montferland		
Levensnummer Identification No./No. d'immatriculation	HF.26828	Geslacht Sex/Sexe	Merrie
		Kleur Colour/Robe	Vos
Stamboek Studbook	KONINKLIJKE VERENIGING "HET NEDERLANDSE TREKPAARD EN DE HAFLINGER"		
Ras Breed/Race	HAFLINGER		
Type			
Vader Sire/Père	Allacher		
Moeder Dam/Mère	Sharlotte		
Moedersvader Maternal grand/sire/Grand-père maternel	Stroganow		
Geboortedatum Date of birth/Date de naissance	16- 5-03	Geboorteplaats Place of birth/Lieu de naissance	
Fokker(s) Breder(s)/Éleveur(s)			

Original document grades en dossier bevonden d. d. door:
Original certificate validated by: **De secretaris**
by: **23-7-03**
Certificat authentique usé le: **23-7-03**
par:

- Naam van de bevoegde instantie
Name of the competent body: **KVTH**
Nom de l'autorité compétente:

- Adres: **Oude Engeleneweg 1**
Address: **5222 AA 's-Hertogenbosch**
Adresse:

- Telefoonnummer
Telephone number
No. de téléphone: **073-8216601**

- Faxnummer
Fax number
No. de télécopie: **073-6235970**

- Handtekening (naam in hoofdletters en
functioneringsnaam)
Signature (name in capitals and
capacity of signatory)
Signature (nom en lettres capitales et
qualité du signataire): 

- Stempel
Stamp
Cachet: 

Halfinger

APPENDIX 6 – Copy of original householder enquiry form and drawings

HOUSEHOLDER PLANNING ENQUIRY FORM

This form will enable us to decide if you need planning permission for alterations and/or extending your home and garden or carrying out other works under the Town and Country Planning Acts. Please complete all the relevant sections in this form. You may find it helpful to keep a copy for your own records.

This form should be returned to the Planning Department at the Council completed with any supporting information. For further planning advice or information and guidance then please contact the Planning Department directly.

The Council provides this service at a charge, the fee for this form is set out within the Council's fees and charges and is £54. Cheques should be made payable to The Council or alternatively you can make a card payment through our Customer Services by telephone or in person at our Council Offices.

A Planning Officer will determine the need for planning permission and we will normally reply to your enquiry form within 10 working days. If further information is needed we will contact you as soon as possible. We are unable to process your form unless **payment** is received.

Please note: This form is only for householders wishing to alter or extend their property and is not for business use, advertisements or other minor developments.

This form enables the Council to give guidance on the need for planning permission and does not constitute an application for a Lawful Development Certificate for a proposed development under Section 191 of the Town & Country Planning Act 1990.

All customers should complete Sections 1 and 2 of this form as this relates to about you and your home and any planning history you may be aware of. You then only need to complete the relevant section that covers the proposed development/ alterations you are carrying out. You do not need to complete any Section unrelated to your proposed development.

For office use Reference No:	<input type="text"/>	Case Officer:	<input type="text"/>
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All customers should complete Sections 1 and 2 of this form. You only need to complete the relevant section that covers the proposed development/ alterations you are carrying out. You do **not** need to complete any Section unrelated to your proposed development.

SECTIONS

- | | |
|--------------------|---|
| SECTION 1: | ABOUT YOU AND YOUR HOME |
| SECTION 2: | PLANNING HISTORY |
| SECTION 3: | EXTENSION AND ALTERATIONS TO THE EXISTING DWELLING |
| SECTION 4: | ROOF ALTERATIONS, INCLUDING LOFT CONVERSIONS, ROOFLIGHTS AND OTHER ROOF ALTERATIONS (EXCLUDING SOLAR PANELS) |
| SECTION 5: | PORCHES |
| SECTION 6: | OUTBUILDINGS INCLUDING DETACHED GARAGES, GARDEN SHEDS, GREENHOUSES, PLAYHOUSES, SWIMMING OR OTHER POOLS AND DOMESTIC FUEL TANKS. |
| SECTION 7: | HARD SURFACING (NEW OR REPLACEMENT) |
| SECTION 8: | NEW ACCESS OR DROPPED KERB |
| SECTION 9: | WALLS, FENCES AND GATES |
| SECTION 10: | CHIMNEY, FLUE OR SOIL VENT PIPE |
| SECTION 11: | MICROWAVE ANTENNA (SATELLITE DISHES, AERIALS) |
| SECTION 12: | DOMESTIC MICROGENERATION (SOLAR PANELS / SOLAR THERMAL EQUIPMENT) |
-

SECTION 1 - About you and your home

1. Your Name and Address

Name: PAUL CASSIDY
Address: STORTH MEADOW FARM
HIGH LANE
GLOSSOP
Postcode: SK13 6JN
Tel. No: 07711 077118
Email: PA.CASSIDY@HOTMAIL.CO.UK

2. Address of Proposed Development

Address: STORTH MEADOW FARM
HIGH LANE
GLOSSOP
Postcode: SK13 6JN

3. The Property

Is it:

☒ Private ☐ Council ☐ Ex Council

Is it:

☐ Semi-Detached ☒ Detached ☐ Terraced* (inc. end terrace)

☐ Flat

Is it within a Conservation Area?

☐ Yes ☒ No ☐ Don't Know

Is it a Listed Building?

☐ Yes ☒ No ☐ Don't Know

Guidance Notes

- *1 'terrace house' means a dwellinghouse situated in a row of three or more dwellinghouses.
- *2 The term 'original house' means the house as it was first built or as it stood on 1st July 1948 (if it was built before that date).
- *3 'raised' in relation to a platform means a platform with a height greater than 300mm - this includes decking.
- *4 'principal wall or elevation' is one which faces onto a highway.

SECTION 2 – Planning History

1. Have there been any extensions to your house since 1948, including dormer windows?

☒ Yes ☐ No

If YES, what are the sizes of the existing extensions (external measurements and in metric)

Extension Type (e.g. porch)	Length	Width	Height		
			To ridge	To eaves	If flat roof
CONSERVATORY	4m	4m	3m	2.2m	

2. Have there been any outbuildings erected since 1948?

☐ Yes ☒ No

If YES, what are the sizes of the existing outbuildings (external measurements and in metric)

Outbuilding (e.g. garage)	Length	Width	Height			Distance to house
			To ridge	To eaves	If flat roof	

3. If planning permission was granted for any of the above works including outbuildings, please provide the application number if known.

N/A

Please describe to us below the nature of the proposed works before moving on to the relevant Section.

STABLES FOR OWNERS HORSES

Guidance Notes for sections:

- *1 'terrace house' means a dwellinghouse situated in a row of three or more dwellinghouses.
- *2 The term 'original house' means the house as it was first built or as it stood on 1st July 1948 (if it was built before that date)
- *3 'raised' in relation to a platform means a platform with a height greater than 300mm – this includes decking.
- *4 'principal wall or elevation' is one which faces onto a highway.

SECTION 3 – Extensions & Alterations

(To the existing dwelling)

N/A

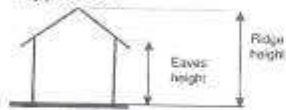
1. Please specify the nature of the proposed building work (eg extension, garage, car port, conservatory, insertion of windows etc)

2. Where is the proposed development to be erected? (eg front, rear, side?)

3. Will the proposed extension face a road or footpath?

4. Will the proposal be ☐ Single Storey ? ☐ Two Storey ?

5. Please give external dimensions of the proposed development, and sketch the proposal in Appendix 1



Length _____m Width _____m Height (flat roof) _____m

If ridged roof –
Height (ridge) _____m Height (eaves) _____m

6. Will the proposed development be built onto an existing extension to the original² dwellinghouse? ☐ Yes ☐ No
7. Will the ridge height of the proposal exceed the highest part of the roof of the existing dwelling? ☐ Yes ☐ No
8. Will the eaves height of the proposal exceed the eaves height of the existing dwelling? ☐ Yes ☐ No
9. Please state the distance the dwelling will be from the boundary once extended. _____m
10. Will more than 50% of the area of land around the original house (excluding the ground area of the original² dwelling house) be covered by additions or other buildings? ☐ Yes ☐ No
11. Will the development include any cladding (stone, artificial stone, pebble dash, render, timber, plastic or tiles) to the exterior of the dwellinghouse? ☐ Yes ☐ No
12. Will the materials of construction match the original dwellinghouse? ☐ Yes ☐ No
13. Will the development include the construction or provision of a veranda, balcony or raised³ platform? ☐ Yes ☐ No
14. Will the development include the installation of a first floor side-facing window?
☐ Yes ☐ No If Yes, will the window as installed be...

☐ clear glazed? ☐ Obscure glazed? ☐ Opening ? ☐ Non-opening?

SECTION 4 – Roof Alterations

(not including solar panels)

N/A

1. Please specify the nature of the proposed building work (eg dormer window, roof light etc)

2. Where is the proposed development to be erected? (eg front, rear, side?)

3. Will the proposed extension face a road or footpath? ☐ Yes ☐ No

4. Please give external dimensions of the proposed development, and sketch the proposal in Appendix 1.



Length _____m Width _____m Depth _____m
 If Dormer roof extension –
 Height (ridge) _____m Height (eaves) _____m (if applicable)
 Distance between eaves and dormer (distance x) _____m

5. Will the proposed development be constructed less than 0.2m above the eaves height of the original roof? ☐ Yes ☐ No

6. Will the proposed development exceed the height of the highest part of the existing roof of the dwelling? ☐ Yes ☐ No

7. In the case of roof lights, velux windows etc, will the proposed project beyond the existing roof slope of the original? dwelling?

☐ Yes

☐ No

If Yes, please state amount in metres

Projection above roof slope: _____m

8. Will the development include the construction or provision of a veranda, balcony or raised? platform? ☐ Yes ☐ No

9. Will the development include the installation of a window on a side facing roofslope?

☐ Yes

☐ No

If Yes, will the window be installed be....

☐ clear glazed?

☐ Obscure glazed?

☐ Opening ?

☐ Non-opening?

Please complete Appendix 1

SECTION 5 – Porches

N/A

(The erection or construction of a porch outside any external door of a house)

1. Does the external floor area exceed 3m²?

☐ Yes ☐ No
Length _____m Width _____m
Height _____m

(Please indicate the dimensions and sketch the proposal in Appendix 1)

2. Does any part of the porch come within 2 metres of a highway boundary (including a public footpath, or verge adjacent to a road)?

☐ Yes ☐ No

3. Does any part of the porch exceed 3 metres in height?

☐ Yes ☐ No

Please complete Appendix 1

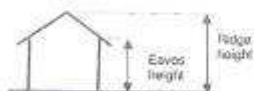
SECTION 6 – Development within the curtilage of the dwellinghouse

(Provision of buildings, enclosures, swimming pools or oil or liquid petroleum gas containers)

1. Please specify the nature of the proposed building work (eg garage, swimming pool, summerhouse, LPG Tank etc)

STABLES FOR OUR HORSES

2. Please give external dimensions of the proposed development, and sketch the proposal at Appendix 1:



Length 12m Width 3.6m
If outbuilding –
Height (ridge) 2.9m Height (eaves) 2.3m
If container –
Volume _____ litres Height _____m

3. Will more than 50% of the area of land around the original house (excluding the ground area of the original² dwelling house) be covered by outbuildings, swimming pool, containers or other buildings?

☐ Yes ☒ No

Continued on the next page

SECTION 6 – continued

4. Please state the distance the development will be from the boundary?

6m

☒

Yes

☐

No

5. Will the building have more than one storey?

☐

Yes

☒

No

6. Will the development be positioned forward of a principal* wall of the original dwelling?

☐

Yes

☒

No

7. Will the development include the construction of a veranda, balcony or raised platform*?

☐

Yes

☒

No

Please complete Appendix 1

SECTION 7– Hard surfacing

(new or replacement)

1. Where is the hard surface to be laid? (front, side, rear)

REAR

2. Please state the materials to be used for the hard standing

GEOTEXTILE MEMBRANE & 150mm OF
COMPACTED HARD CORE

3. Will the surface be made of porous materials? ☐ Yes ☒ No

If **Yes**, Please include the specification of materials to be used in the surface.

If **No**, will provision be made to direct run-off water from the hard standing to a permeable or porous area or surface **within the garden area**?

☒

Yes

☐

No

If **Yes**, Please provide full details of the provision and show this on a plan including any specifications.

4. What will be the total area of hard standing, whether new or replacement?

92 m²

Please complete Appendix 1 with as much detail of the proposal. If possible please also submit manufacturers details with this form.

SECTION 8 – Formation of new access or dropped kerb

1. Please specify the name of the road where the new access or dropped kerb will adjoin.

2. Classification of Road (eg. A123)

SECTION 9 – Walls, Fences and Gates

1. Please specify the proposed development (eg. wall/fencing etc)

2. Is any part of the proposed development adjacent to a vehicular highway? (the highway includes the footpath)

☐

Yes

☐

No

3. Is the proposed development maintaining, improving or altering an existing boundary treatment?

☐

Yes

☐

No

4. If **Yes**, will the proposed exceed its former height?

☐

Yes

☐

No

5. Please give the dimensions (in metres) of the proposed development

Adjacent to the Highway – Height _____m

Elsewhere – Height _____m

Please complete Appendix 1

SECTION 10 - Chimney, Flue or Soil and vent pipe

1. What is the nature of the building work?

2. Where will the proposal be situated? (eg. Front/side elevation)

3. Will the proposed development exceed the highest part of the roof by 1m?

☐

Yes

☐

No

4. Will the proposed development be sited on a roof or wall facing a highway or footpath?

☐

Yes

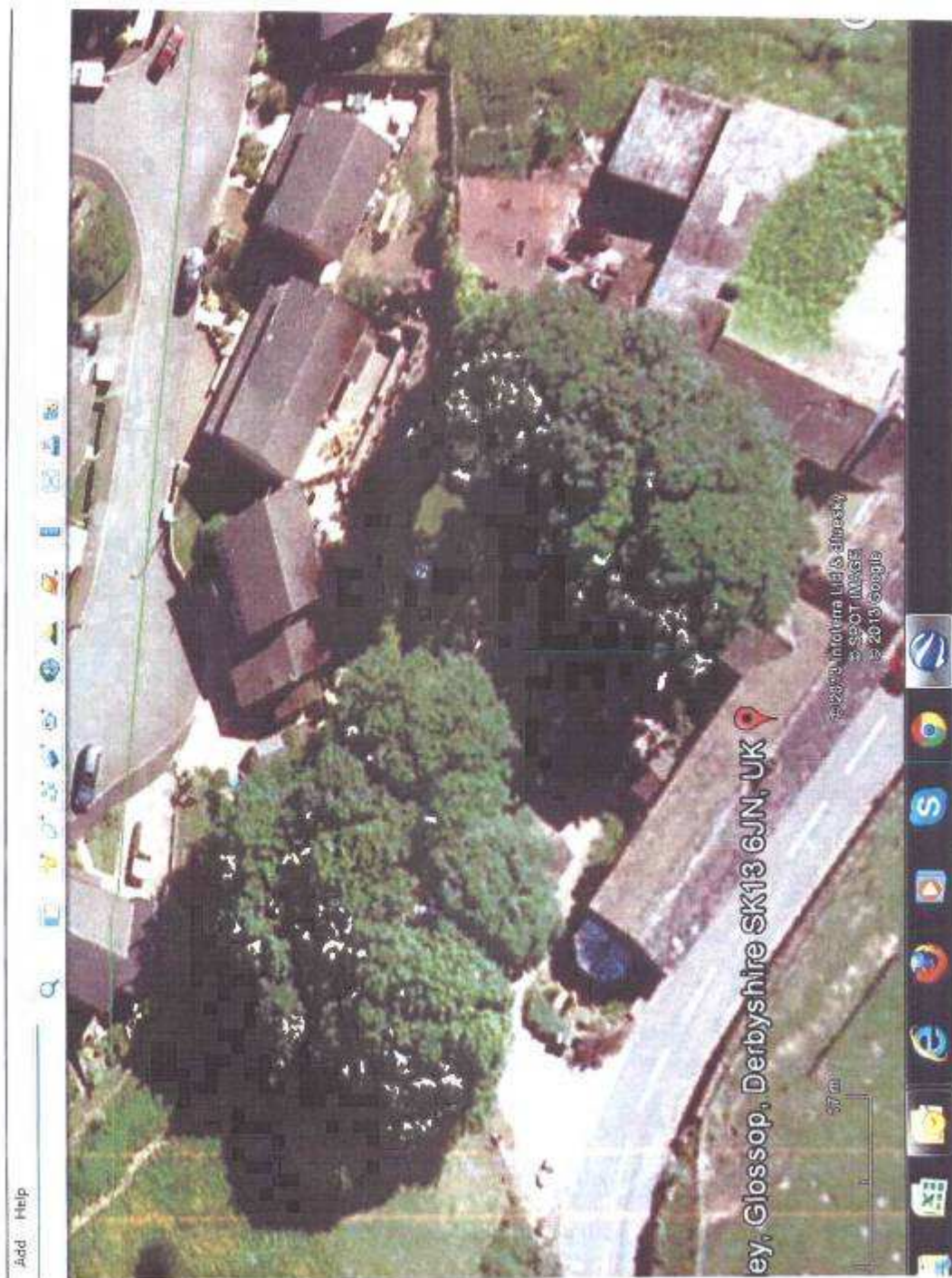
☐

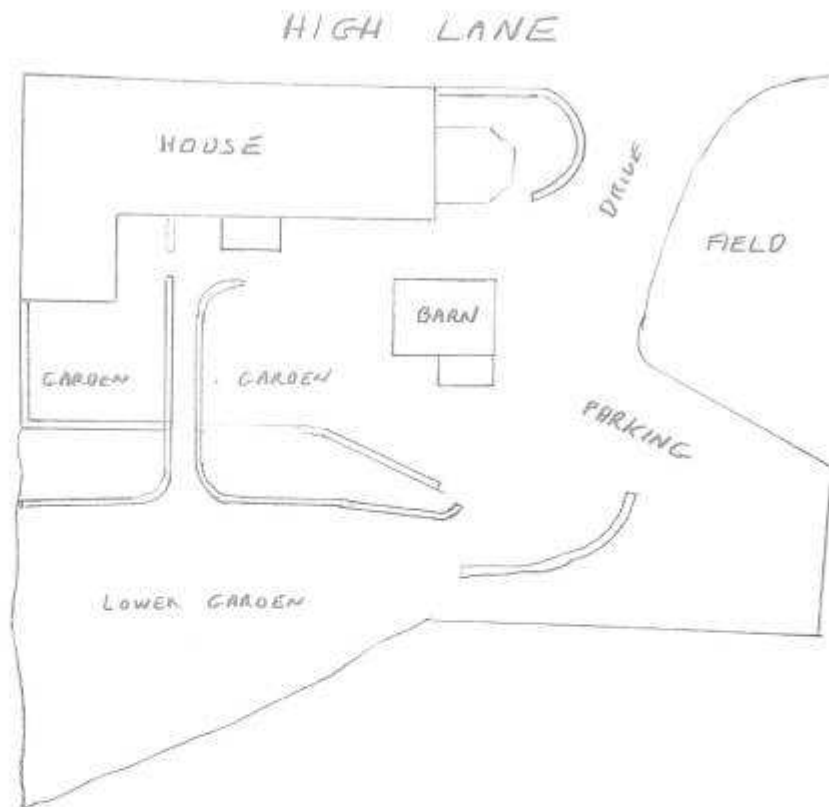
No

Please complete Appendix 1 and submit manufactures details if possible





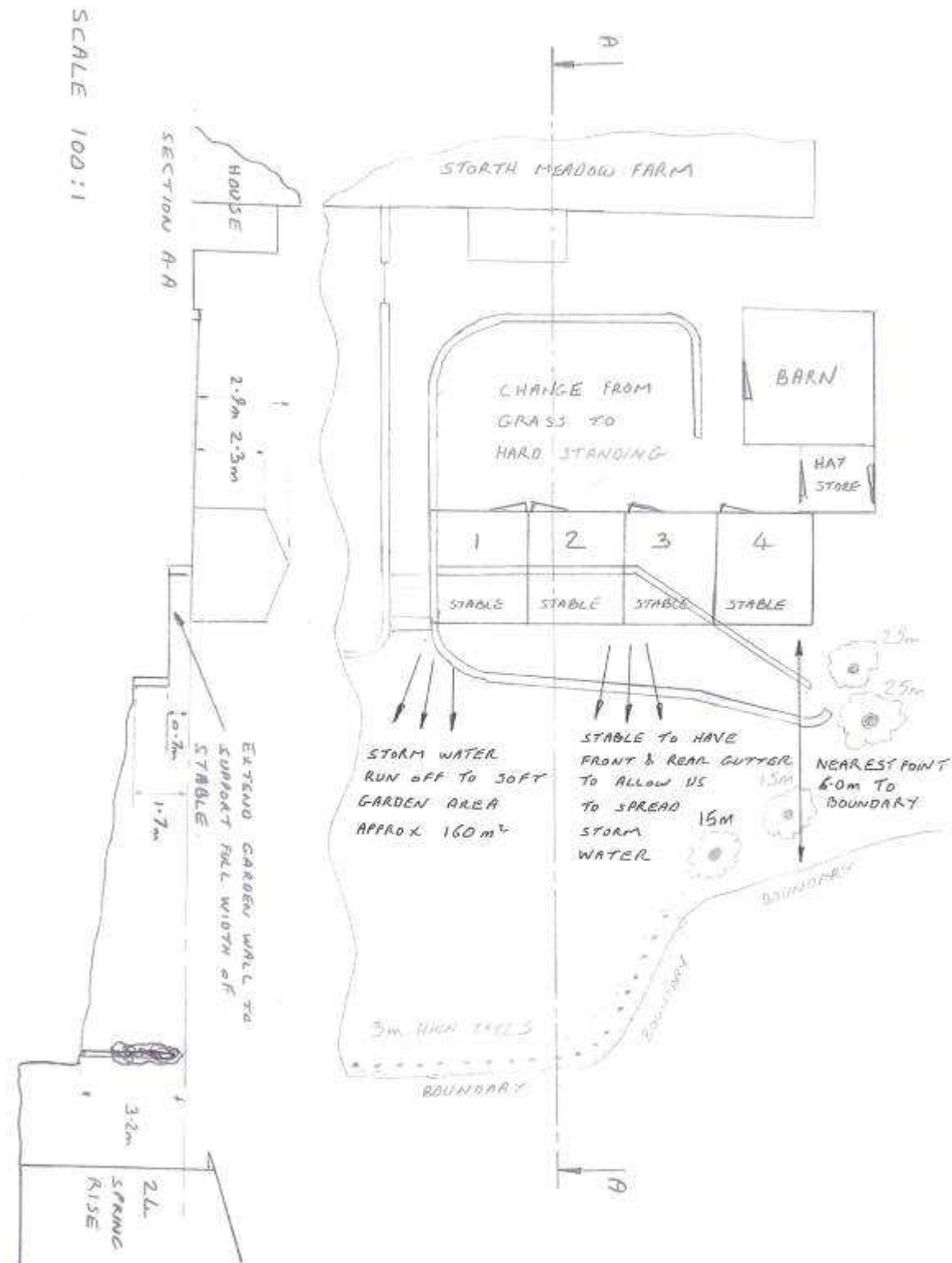




STORTH MEADOW FARM

COMPLETE GARDEN
LAYOUT

SCALE 200:1



Note the stables and retaining wall are clearly shown on the above drawing

APPENDIX 7 – Letter confirming planning is not required



My ref: /PD/2013/0011

Your ref:

06/03/2013

Mr Paul Cassidy
Storth Meadow Farm High Lane
Glossop
Derbyshire
SK13 6JN

Dear Mr Cassidy

PD/2013/0011 - Proposed Stables for Owners Houses at Storth Meadow Farm High Lane, Simmondley Glossop

Thank you for your recent request regarding the need for planning permission for the above proposed development.

Further to the information supplied to us for the proposed development we can confirm that under the provisions of the Town and Country Planning (General Permitted Development) (amendment) (no 2) (England) Order 2008, planning permission **is not required**.

This is strictly on the provision that the stables are for personal use only.

Please note this letter constitutes the informal view of the Council and is based on the information you have supplied. This enquiry does not constitute an application for a Lawful Development Certificate for a proposed development under section 191 of the Town and Country Planning Act 1990.

In addition to the above you may require building regulations for your proposed development therefore you should contact the Building Control Section on telephone 0845 129 7777 or alternatively details can found on the Councils website.

Yours sincerely



Shaun Wells

When calling please telephone: 01298 28400 Ext 3714
Email: shaun.wells@highpeak.gov.uk

Town Hall Market Place Buxton Derbyshire SK17 6EL
Phone 0845 129 77 77 or 01298 28400 Fax 01298 27639 Minicom 0845 129 48 76
E-mail customer-services@highpeak.gov.uk Website www.highpeak.gov.uk
Mobile Text No. 078 0000 2262



APPENDIX 8 – Subsequent letter confirming planning permission is required



My Ref: MADAPR13/10/4

Your Ref

8 May 2013

Mr. P. Cassidy,
Storth Meadow Farm,
High Lane,
Glossop,
Derbyshire,
SK13 6JN

Dear Mr. Cassidy,

TOWN AND COUNTRY ACTS – UNAUTHORISED ENGINEERING WORKS – RETAINING WALLS – STORTH MEADOW FARM, HIGH LANE, GLOSSOP.

I refer to the recent site visit by and your subsequent conversation with my Enforcement Officer Mr. Darling, regarding the above.

Planning Officer opinion is that works in question are beyond those included in your recent permitted development application, reference PD/2013/0011, are therefore unauthorised and require the benefit of formal planning approval.

I note further works continue at you own risk.

In pursuance of the matter in question I request that within 3 months of the date of this letter you :-

a) Remove the unauthorised engineering works restoring the land to its original levels

or

b) Within 28 days of the date of this letter submit for consideration a valid retrospective planning application, seeking retention of the works in question, together with the appropriate plans, location plans and the required fee.

If 'b' is the preferred option, I am advised by the planning applications section that the application could be contentious, not straightforward and may or may not be approved.

All current planning application forms are available on line at <http://www.highpeak.gov.uk> or an application may be made on line at www.planningportal.gov.uk.

Should further advice or assistance be required on the correct fee payable, purchase of appropriate site location plans or completion of the required forms, please contact the Planning Support Team on 0845 129 77 77 ext 3721 who will be pleased to assist.

General planning advice can be sought in the 1st instance by contacting my Senior Planning Enforcement Officer Mr. Benjamin Hurst, Staffordshire Moorlands District Council, Moorlands House, Stockwell Street, Leek. ST13 6HQ telephone number 01538 595400 ext. 4127 who will be pleased to assist.

Should no positive response be received the Council will without further communication consider the next appropriate course of action which may be to issue a formal enforcement notice.

Yours sincerely,


For Head of Community Safety and Enforcement

P O Box 136 Buxton Derbyshire SK17 1AQ
Phone 0845 129 77 77 or 01298 28400 Fax 01298 27639 Minicom 0845 129 48 76
E-mail customer-services@highpeak.gov.uk Website www.highpeak.gov.uk
Mobile Text No. 078 0000 2262

