

R Lomas Esq

**Application for retrospective permission to form an equestrian menage and hardstanding on land at:**

**Edgemoor, Bisop's Lane Buxton, SK17 6UP.**

These two developments relate solely to the incidental personal and domestic enjoyment of the residential dwelling house of Edgemoor by the owner (and Applicant) and his family.

Notwithstanding that they constitute Permitted Development under Classes E and F of the Town and Country Planning (General Permitted Development) (England) Order 2015, the Applicant has been informally advised that an application for planning permission should be submitted. This application is therefore submitted without prejudice to the Applicant's view that they fall within the above Order.

1. The equestrian menage: this is to complement the existing stables at the property. It has been formed out of gently sloping grassland by a limited on site cut and fill exercise to form a terraced area and provide a level and stable area for formal enclosure of some 20 x 60m metres, which has been soft surfaced in porous material and topped with sand. The enclosure has been fenced with a rustic post and rail timber fence, and a broad leaf laurel hedge planted on three sides (NE, SE and SW).  
The embankment (facing south east) has been graded and grassed to merge with the remainder of the grassland within the field involved.
2. The hardstanding: this has been formed out of level grassland to provide a 16 x 27 metre tarmac surfaced area for occasional use as a helicopter landing pad. Purpose designed ground level uplighters have been installed to act as landing lights.
3. The engineering works associated with both installations have included the construction of a retaining stone wall as an extension to the existing wall running in front of the existing stables, and the preparation of appropriate hardcore surfaced access tracks.

The property served by these two facilities is located at the northern end of Bishop's Lane, Buxton, and as such is remote from the town of Buxton and its nearest neighbours. Neither facility is visible to any material degree from any public or private vantage point, both as a result of distance and/or due to the careful and sensitive landscaping that has been carried out – see accompanying photographs.

Given the nature of the development, its probable status as Permitted Development, its private and domestic leisure use and the absence of any material impact on either the environment or local receptors, the Applicant does not feel there are any specific policy tests to which it should be subject, nor conditions to which it should be subject.

Accordingly, it is respectfully requested that that application to retain these facilities should be granted.

Steve Hill Planning Associated Ltd

208 Prestbury Rd, Macclesfield

August 2016

