

**HPK/2016/0610 – HARGATE HILL EQUESTRIAN CENTRE, GLOSSOP**  
**SUMMARY OF ADDITIONAL INFORMATION**

Hargate Hill has developed into an important equestrian centre over the last 37 years. The current owner has done much to enhance the character and appearance of the area. The facility is used for private livery and Local Authorities for courses in Equestrianism, Small Animal Management, Countryside Management and Conservation. The proposal to allow marquees on the land for 8 months of the year for events is a diversification scheme to bring in important additional income.

Erecting a marquee does not constitute development. The use of the site for up to 28 days within a calendar year for holding events (as proposed) is permitted development. Obtaining permission for the marquees to be on the land for 8 months of the year is far less disruptive and more commercially sensible than having to put them up and take them down on each occasion when an event takes place. Granting planning permission also gives the LPA the opportunity of imposing reasonable/necessary planning conditions.

The main concern of the LPA is whether approval should be granted within the Green Belt. The following very special circumstances are put forward on the basis that these outweigh any potential harm to the Green Belt by reason of inappropriateness and any other harm such that planning permission should be granted:

- This is an important scheme of diversification for the **existing** Hargate Hill Equestrian business. It will safeguard the existing 10 jobs and create 28 full and part-time jobs over three years, a further case in the business plan for future sustainability.
- Hargate Hill Equestrian is an important local facility with significant economic and social benefits. The additional income the application will generate will support the continuation of this important local facility.
- There are a lack of wedding venues within the immediate area and within a 50 mile radius of this style and class. The provision of this facility will meet this need locally rather than couples or businesses going further afield to hire a venue.
- In addition to the 28 jobs created, the proposal will also support local businesses e.g. caterers, florists, taxi firms and cleaners. Refer to Business Plan
- An increase in visitors will lead to an increase in investment in the local economy.
- The location for the marquees within a natural hollow will minimise visual impact. A landscaping scheme has been included with the application.
- The proposed marquees are wholly reversible and can be removed at any time – they do not comprise permanent buildings in the Green Belt.
- The “fallback” position (28 day permitted development) is a material consideration.

By carefully siting the proposed marquees and implementing the comprehensive landscaping scheme it is considered there will be no visual harm or adverse impact on the openness of the Green Belt.

The proposal satisfies the three strands of sustainable development – Economic, Social and Environmental.

It satisfies Local Plan policies EQ2, EQ3 and EQ4.

Site specific issues of access/parking, noise and visual impact have been addressed. These include full details being provided regarding the control of amplified music and the hours of operation (to be agreed with the Council’s Environmental Health Officer) as well as a comprehensive landscaping scheme.