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PLANNING STATEMENT

Lawful Development certificate for stables used as livery.
Lower Cliff Farm, Thornsett Lane, Birch Vale, High Peak SK22 1DN

May 2023

Ref 1869. Db.01

This statement is to accompany the Lawful Development Certificate for the existing use of stables as livery.

Background

An application was submitted to High Peak Borough Council (HPK/2022/0359) in September 2022 for a menage at Lower Cliff Farm. It was due to go before the Planning Committee on 17th April 2023. The committee report stated that the stables at Lower Cliff Farm were only personal use and suggested a planning condition which restricts use of the menage solely for the occupants of Lower Cliff Farm and nobody else.

However, some of the existing stables at Lower Cliffe Farm are rented out for people to house their horses. It is proposed that those horses living at the farm would have use of the menage. The Planning Authority requested that a Lawful Development Certificate be submitted in order to regularise the use as livery before the menage planning application be decided.

The stables and livery

Some of the eight stables at Lower Cliffe Farm are rented out. Livery consists of a stable in which to keep a horse as well as a shared field in which to turn out the horse. The horse owner is responsible for all the care, feeding, grooming, mucking out etc ; it is a DIY livery, NOT a full or part managed livery.

The applicants moved into Lower Cliffe Farm in 1978; the stables were already there. There are eight stables in total.

When the applicant's three children were living at home, there were a maximum of 8 horses there with a succession of horses and ponies throughout their childhood. Even when their daughters left home, they would come back for the horses and up until recently, had ponies for their children based at the farm. The 'family' currently has just one young rescue pony at the moment; their 32 year old pony passed away recently.
Now there are young great grandchildren, it is hoped to teach them how to ride on their own horses. The planning application for the menage is a large part in teaching them how to ride in a safe environment.

Whilst the family have had their own horses and ponies on the farm, some of the stables have also been rented out – mainly to friends and neighbours. The stables have never been run as a commercial livery – just basic renting out the stables to local people and family friends. Renting out

the stables has been carried out for over 20 years. The ‘rent’ consists of a contribution to help maintain the facilities for the horses; it has never been and never intended to be a profit making business.

Currently, there are 5 horses which are in rented stabling.

With this application in the appendix there are letters from present and past users of the stables:

1. Danielle Sadotti
   She currently has 2 horses there, for approximately 14 months.
2. Tina and Mark Snelling
   They currently have 2 horses there. Timescale not given, but the applicant has confirmed it is since April 2022.
3. Carla Brocklehurst
   1 horse there from 2014 – 2015. She has more horses now, which are stabled in Hayfield. She would move them if she had use of a menage.
4. P Dangerfield
   He confirmed he had 3 horses there from 2003, a further 2 in 2006 and one more in 2008 – so six in total by 2008. They were there until 2015.
5. Tracey Lemonzik (nee Hodges)
   Daughter of the applicant. Confirmed she had horses there from 1978 - 2011. At the same time, friends had horses there and contributed to the feed, bedding and maintenance.
6. Jo Pettifer (nee Hodges)
   Daughter of the applicant. Confirmed family horses there from 1978 – 1989 and again from late 1990s to 2021. During that time, friends and neighbours also had ponies at the farm and contributed financially to maintenance.

The stables are part for personal use, part rented and the numbers of ‘livery’ horses has varied over the years, depending on circumstances. If planning permission is granted for the menage and safe riding area, it is proposed that all of the horses stabled at Lower Cliff Farm can use the facilities. This will reduce the need for horses to be taken onto Thornsett Lane and make it safer for all. It is not a commercial business.

The horses live there, and are not moved regularly in horse boxes, so has no impact on the highway.

It is a situation which has continued for well over the 10 years required for lawful use.





APPENDIX 1
Danielle Sadotti.

This has been written in support of the menage application, but is also relevant here.

Danielle Sadotti <rdsadotti@gmail.com>

To:

• You
Wed 19/04/2023 08:51

To whom it may concern,

I am writing regarding the above Planning Number and would like to add my point of view in support of the application.

I currently own 2 horses which reside at Lower Cliff Farm, Hayfield owned by Mr David Hodges, they have been there for 14 months now. One horse is for myself, who is an older boy. Whilst he is okay hacking out, a menage would be ideal for him as the roads are tough on his joints. My 2nd one is a pony for my young children, but they currently do not get to ride her much as at the weekends Hayfield village is far too busy to safely ride through. We get a huge amount of walkers and unfortunately, some aren't very used to driving safely around/approaching horses with care on small country lanes. To add, some of the local bridleways are just not suitable for riding on, Lantern Pike bridle path, for instance, is very stoney and loose. The Sett Valley trail is often very busy with dog walkers and cyclists, and they do not always take kindly to horses on the trail.

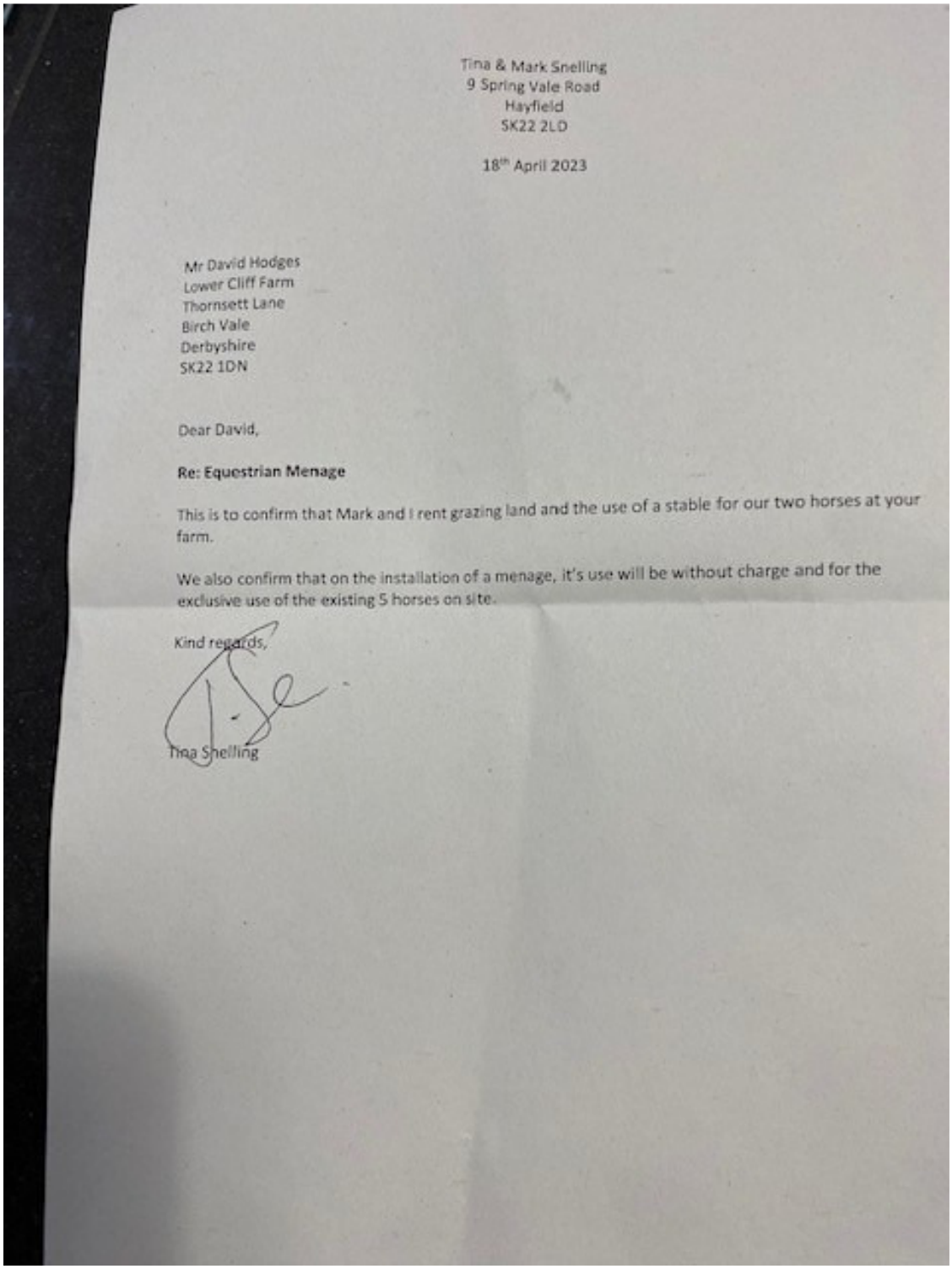
David has already explained there will be no extra charge for using the menage. We live in the village, and to be able to have our horses on a yard with this facility so close to home, would be perfect.

To summarise, I think the menage would be a great addition and I believe it would blend well into the current landscape.

If you wish to contact me further on the matter, my contact number is 07837726869.

Kind regards
Danielle Sadotti

APPENDIX 2
Tina and Mark Snelling



Tina & Mark Snelling
9 Spring Vale Road
Hayfield
SK22 2LD

18th April 2023

Mr David Hodges
Lower Cliff Farm
Thornsett Lane
Birch Vale
Derbyshire
SK22 1DN

Dear David,

Re: Equestrian Menage

This is to confirm that Mark and I rent grazing land and the use of a stable for our two horses at your farm.

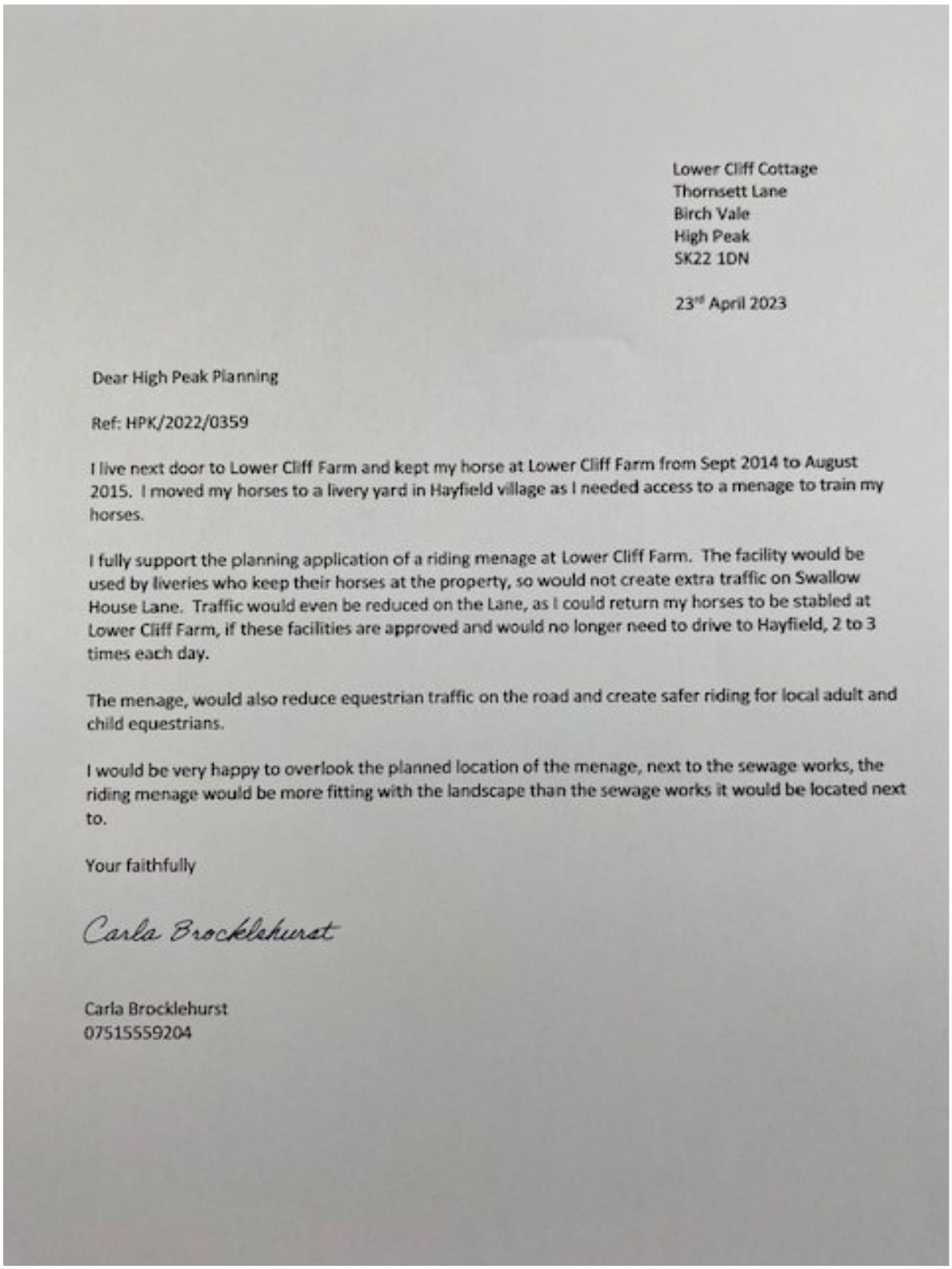
We also confirm that on the installation of a menage, it's use will be without charge and for the exclusive use of the existing 5 horses on site.

Kind regards,

Tina Snelling

APPENDIX 3
Carla Brocklehurst

This has been written in support of the menage application, but is also relevant here.



Lower Cliff Cottage
Thornsett Lane
Birch Vale
High Peak
SK22 1DN

23rd April 2023

Dear High Peak Planning

Ref: HPK/2022/0359

I live next door to Lower Cliff Farm and kept my horse at Lower Cliff Farm from Sept 2014 to August 2015. I moved my horses to a livery yard in Hayfield village as I needed access to a menage to train my horses.

I fully support the planning application of a riding menage at Lower Cliff Farm. The facility would be used by liveries who keep their horses at the property, so would not create extra traffic on Swallow House Lane. Traffic would even be reduced on the Lane, as I could return my horses to be stabled at Lower Cliff Farm, if these facilities are approved and would no longer need to drive to Hayfield, 2 to 3 times each day.

The menage, would also reduce equestrian traffic on the road and create safer riding for local adult and child equestrians.

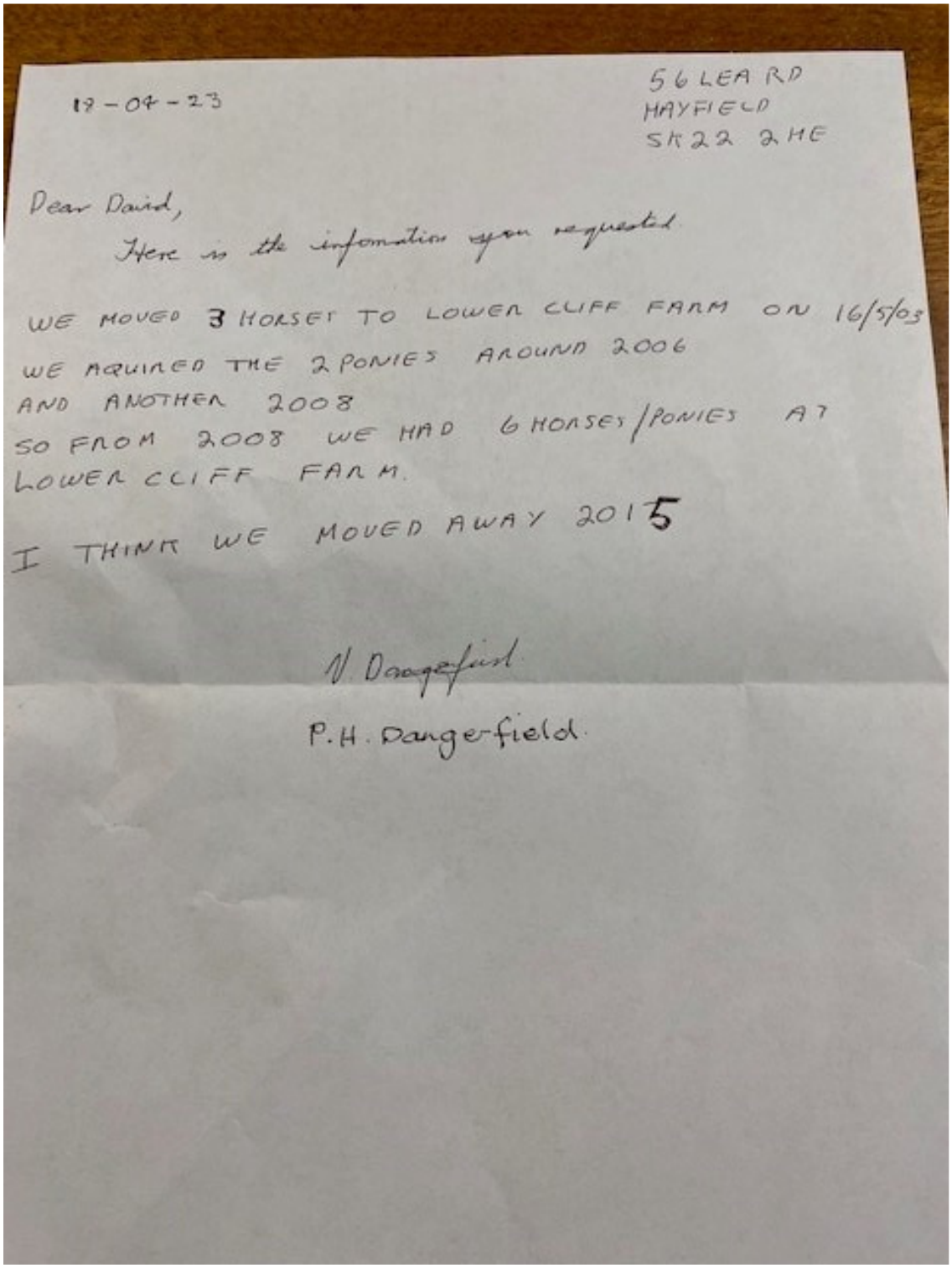
I would be very happy to overlook the planned location of the menage, next to the sewage works, the riding menage would be more fitting with the landscape than the sewage works it would be located next to.

Your faithfully

Carla Brocklehurst

Carla Brocklehurst
07515559204

APPENDIX 4
Phil Dangerfield



17-04-23

56 LEA RD
HAYFIELD
SK22 2HE

Dear David,
Here is the information you requested.

WE MOVED 3 HORSES TO LOWER CLIFF FARM ON 16/5/03
WE AQUIRED THE 2 PONIES AROUND 2006
AND ANOTHER 2008
SO FROM 2008 WE HAD 6 HORSES/PONIES AT
LOWER CLIFF FARM.

I THINK WE MOVED AWAY 2015

V. Dangerfield

P.H. Dangerfield

APPENDIX 5
Tracy Lemonzik

From: Tracy Lemonzik <tracylemonzik@gmail.com>
Date: 22 May 2023 at 21:30:14 BST
To: etpl@hotmail.co.uk
Subject: Re: Planning permission for Lower Cliffe farm

On Thu, 18 May 2023 at 15:29, Tracy Lemonzik <tracylemonzik@gmail.com> wrote:

FAO : High Peak Planning Dept.————————————————————
I can confirm as a family we moved to Lower Cliffe Farm in 1978 bringing 3 horses with us.

I personally had horses there from 1978-2011
All my horses lived there until old age & all were in their 30's .
Many of my friends had horses at Lower Cliffe & only contributed financially to the feed , bedding & land treatment .
It was /is our family home .
The proposal of a menage would be a perfect addition to the farm as there are no safe places to ride & the nearby roads are so dangerous especially for young children to ride on .
I now have a Grand-daughter & it would be fantastic to be able to teach her to ride in a safe environment of an enclosed menage .
To be able to see children riding their horses & enjoying the outdoors from the sett valley trail would be an asset & distract from the eye sore that is the sewage works.

Kind regards,
Tracy Lemonzik
(nee:Hodges)

APPENDIX 6
Jo Pettifer

Begin forwarded message:

From: Jo Pettifer <pettiferjo30@gmail.com>
Date: 22 May 2023 at 13:05:14 BST
To: etpl@hotmail.co.uk
Subject: Lower Cliffs Fatm

To Whom it may concern

Regarding the application for planning permission for a ménage at Lower Cliffs Farm, as Mr Hodges youngest daughter, we arrived at the farm in 1978 together with our three ponies. I was 6 years old at the time.

My two elder sisters and I all had a succession of horses and ponies on the farm throughout our childhood. Being the youngest of the three children, I continued to tend our horse until such point as they grew old and passed. I continued to have my own ponies and horses on the farm until I left for university in 1989 at the age of 18.
During this time, there were also family friends who grazed and stabled their horses at the farm. Horses being pack animals, thrive on having other horses for company.
Horses enjoyed the numerous grazing fields and during winter months were stabled on the farm in the number of stables.
When my order sisters and myself had their children in the late 1990s and upto as recently as two years ago, we also had ponies on the farm for our children so they too could learn to ride and care for ponies of their own. Whilst the family had our own horses on the property and land, friends and neighbours also grazed their horses and leveraged the stables in the adjoining fields. They contributed to the maintenance of the fields, fencing, gating etc as well as keeping the land maintained and free from weeds and placenta toxic to livestock.
This was not a profit making enterprise but a self-funding partial livery involvement that helped to maintain the facilities for the horses and ponies during my time living at the farm and until I left post-university
And the farm continues to be used for horses today who benefit from the facilities of the grazing land and stables.

It is my view that having access to a ménage on the farm would provide further schooling and jumping ability for horses on the farm which is a current limitation of the grazing land due to its gradient.