

James Stannard
High Peak Borough Council
Buxton Town Hall
Market Place
Buxton
SK17 6EL

email only to james.stannard@highpeak.gov.uk

Dear Sir,

Ref: Application No. HPK/2022/0359
Installation of Horse Riding Manège
Change of Use to Equestrian
Lower Cliffe Farm, Thornsett Lane, Birch Vale, High Peak SK22 1DN

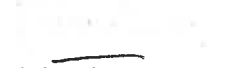
My clients Messrs HME Hallam & Sons occupy the land extending to 23.67 acres as tenants covered by the Agricultural Holdings Act 1986. The above application for planning permission does not seem to identify the proposed siting for the construction of an equestrian manège 60m x 30m but incorporates it into the whole of the land ownership including house, buildings and tenanted land. There is no doubt that this is simply a ploy to enable a notice to quit to be served on the tenants of the agricultural holding in due course.

The proposed recommendation is for approval with a maximum of three horses and manège to be used solely by horses residing at Lower Cliff Farm nor used for commercial purposes.

Planning permission is not required to allow horses to graze agricultural land and three horses do not require more than three acres of grassland, if that. If restrictive conditions are to be applied to the planning permission as to the number of horses to be stabled or against the commercial use of the manège, it is irrational to grant permission for the equestrian use of all of the land, so planning permission should only relate to the development of the manège for personal use and use of buildings for stabling restricted to three horses.

Messrs HME Hallam & Sons will suffer reduced livelihood standards if this agricultural tenancy is destroyed and will oppose a notice to quit. On behalf of Messrs Hallam I ask the Committee to seriously consider this application but, in granting permission to develop the manège for personal use, the change of use of the land to equestrian is irrational and unnecessary. The change of use to equestrian will not benefit the applicant compared to the tenant's livelihood which will in part be destroyed. There are no sound legal or planning reasons to allow equestrian use to the land other than the construction of the manège for personal use of up to three horses with associated stabling.

Yours faithfully


Richard Turner
For RICHARD TURNER AND SON

Your ref:

Our ref: RT/LH

Date: 19 October 2023

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