

From: Planning
Subject: FW: 3/2021/1086

From: John Macholc
Sent: 21 December 2021 16:04
To: Stuart Booth <sbooth@jwpc.co.uk>; 'enquiries@jwpc.co.uk' <enquiries@jwpc.co.uk>
Subject: 3/2021/1086

Stuart,

It is my intention to refuse this application early next year. The Council have appointed an agricultural adviser and his report is available to view on line. Although it is recognised there may be no longer a specific site need as the proposal has not been marketed for the wider area as an agricultural unit at an agreed price and marketing schedule it will be recommended for refusal. I will give you until the 7th January to withdraw the application and if not issue a refusal in early January. Below is the conclusion of our adviser.

19. Conclusions

19.1. I therefore conclude by advising as follows:-

19.2. At the present time there is a clearly established *existing* functional need in relation to the landholdings but it is now minimal, the labour requirement is considerably less than 1 full time worker and the stud business is unviable. Therefore, in my view, it is not essential for a worker to live on these land holdings based on the existing stud enterprise.

19.3. It appears that full consideration has not been given to finding alternative land based uses for the equine facilities on the holding and that will require a worker to live on site.

19.4. It is, in my view, in order to potentially remove occupancy conditions before a possible sale of the property, to advertise the property in an agreed manner and over an appropriate period of time and at a discounted price to reflect the occupancy conditions to see if a sale can be achieved subject to those conditions.

19.5. If a sale is not achieved, then the Planning Authority should request an independent report on the appropriateness of the sale procedure and price.

John Macholc

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