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Your ref
Our ref PG/EVP/WS/3/17/8355
Date: 21 March 2012

Miss Claire Booth
Ribble Valley Borough Council
Council Offices
Church Walk
CLITHEROE
Lancashire
BB7 2RA

Dear Miss Booth

**APPLICATION NUMBER 3/2011/0562
ELLENTHORPE, GISBURN ROAD, GISBURN**

I refer to your consultation letter concerning the above application and have the following comments to make

Introduction

A planning application has been submitted by Mr Alan Kinder of Avalon Chartered Town Planning on behalf of Ellenthorpe Livery for the change of use of former hunt kennels and agricultural land to form an equestrian livery yard and conversion of field barn to form additional stabling. A site visit was made whilst the applicant's agent was present. The information provided at this meeting, together with the written submissions, forms the basis of this appraisal.

Background Information

I understand that Ellenthorpe forms part of the Ribblesdale Park Estate owned by Mr Guy Hindley. I was told that Ellenthorpe was formerly the home of the Pendle Forest and Craven Hunt for about forty years, however this use ceased about three years ago. The current application relates to the change of use of the buildings associated with the former hunt to a livery use, together with the change of use of a nearby field barn to additional stabling. I understand the site is let out by Mr Hindley to a newly established business trading as Ellenthorpe Livery.

Wayne Selway MRICS FAAV
Land Agent
Property Group • PO Box 26 •
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Agricultural Land

I have been informed that the total area of the estate extends to about 900 acres (364 hectares) however the area of land associated with this application consists of a single field extending to approximately 5 acres (2.14 hectares). I understand that this is let out to a neighbouring farmer.

Enterprise

Whilst there are some horses currently stabled at the site, I understand that these are owned by the occupiers of the house at Ellenthorpe and are not related to any proposed livery.

It is intended to establish a livery business from the site.

Existing Buildings

There are a number of buildings at the site which include a stone built building containing a number of stables and former kennel buildings.

There is also a timber pole barn in the field to the south of the building which is proposed to be converted into two additional stables.

Assessment

I note the proposed development is within an AONB on which guidance is provided in policy ENV 1 of the adopted local plan. Guidance concerning development involving horses is also provided at Policy RT16. I have also been asked to comment on the application in relation to Policy ENV 6 concerning agricultural land.

The buildings at Ellenthorpe already include a number of stables for approximately 10 horses which were previously used to stable horses associated with the former hunt. These stables would be suitable for accommodating horses associated with the livery. It should be noted however that there is very limited land associated with the stables. It is proposed to use a single field extending to 5 acres (2 hectares) for grazing purposes. However, please note that I understand that this field is subject to an agricultural tenancy and vacant possession of this land may not be easily obtained. Taking this into account, together with the fact that there are already a number of stables at Ellenthorpe, I do not consider that additional stabling could be sustained. The proposed site of the additional stabling (i.e. change of use of the field barn) is also in an isolated position away from the residential property and other stables, and in my mind would not provide the level of supervision that some livery users would expect. Taking the above into account, whilst stables do exist at Ellenthorpe, I am concerned that there is insufficient grazing for the possible scale of livery enterprise proposed. I am therefore of the view that further land should be made available for grazing purposes or you may

Miss Claire Booth

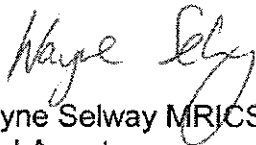
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consider that a condition limiting the number of horses that can be kept on site is appropriate.

Representations have been submitted on behalf of the tenant of the field raising concerns regarding the effect on the farming business should the land parcel and field barn no longer be available in relation to Policy ENV6. I have read all of these submissions in detail. Whilst I appreciate the concerns raised, the area of land that would be lost would only form approximately 2.5 % of the farmer's total land holding and in my opinion the field barn is in a poor condition and of little operational value. Taking this into account, in my mind, the loss of the land and building from the farming enterprise would not significantly impact on the farming operations

I would be grateful to receive a copy of your Decision Notice in due course

Yours sincerely



Wayne Selway MRICS FAAV
Land Agent