



AMENDED PLANS RECEIVED

DATE

31/7/12

For office use only

Application No.

Date received 320120790P

Fee paid £

Receipt No:

Council Offices, Church Walk, Clitheroe, Lancashire, BB7 2RA Tel: 01200 425111 www.ribblevalley.gov.uk

Application for Planning Permission.
Town and Country Planning Act 1990

Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

1. Applicant Name, Address and Contact Details

Title:	Mr	First name:	Guy	Surname:	Hindley	
Company name:						
Street address:	C/o Agent			Country Code	National Number	Extension Number
				Telephone number:		
				Mobile number:		
Town/City:				Fax number:		
County:				Email address:		
Country:						
Postcode:						

Are you an agent acting on behalf of the applicant? ☒ Yes ☐ No

2. Agent Name, Address and Contact Details

Title:	Mr	First Name:	Alan	Surname:	Kinder	
Company name:	Avalon Town Planning					
Street address:	2 Reedley Business Centre Redman Road			Country Code	National Number	Extension Number
	Reedley			Telephone number:	01282834834	
				Mobile number:		
Town/City:	Burnley			Fax number:		
County:	Lancashire			Email address:		
Country:	United Kingdom					
Postcode:	BB10 2TY			planning@avalontp.co.uk		

3. Description of the Proposal

Please describe the proposed development including any change of use:

Retention of stable block with covered midden and construction of an outdoor arena for use as a commercial livery

Has the building, work or change of use already started?

☒ Yes ☐ No

If Yes, please state the date when the building, work, or use started:

01/04/2012

Has the building, work or change of use been completed?

☐ Yes ☒ No

4. Site Address Details

Full postal address of the site (including full postcode where available)

House:

House name:

Street address:

Town/City:

County:

Postcode:

Description of location or a grid reference
(must be completed if postcode is not known):

Easting:

Northing:

Description:

5. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

☐ Yes ☒ No

6. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway?

☐ Yes ☒ No

Is a new or altered pedestrian access proposed to or from the public highway?

☐ Yes ☒ No

Are there any new public roads to be provided within the site?

☐ Yes ☒ No

Are there any new public rights of way to be provided within or adjacent to the site?

☐ Yes ☒ No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

☐ Yes ☒ No

7. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

☐ Yes ☒ No

Have arrangements been made for the separate storage and collection of recyclable waste?

☐ Yes ☒ No

8. Authority Employee/Member

With respect to the Authority, I am:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

Do any of these statements apply to you?

☐ Yes ☒ No

9. Materials

Please state what materials (including type colour and name) are to be used externally (if applicable):

Walls - description:

Description of *existing* materials and finishes:

N/a

Description of *proposed* materials and finishes:

Timber

Roof - description:

Description of *existing* materials and finishes:

N/a

Description of *proposed* materials and finishes:

Mineral felt

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement?

☒ Yes ☐ No

If Yes, please state references for the plan(s)/drawing(s)/design and access statement:

DAS
HIN/19 Dwg01
HIN/19 Dwg02
HIN/19 Dwg03
HIN/19 Dwg04

10. Vehicle Parking

320120790P

Please provide information on the existing and proposed number of on-site parking spaces:

Type of vehicle	Existing number of spaces	Total proposed (including spaces retained)	Difference in spaces
Cars	0	0	0
Light goods vehicles/public carrier vehicles	0	0	0
Motorcycles	0	0	0
Disability spaces	0	0	0
Cycle spaces	0	0	0
Other (e.g. Bus)	0	0	0
Short description of Other	N/a		

11. Foul Sewage

Please state how foul sewage is to be disposed of:

Mains sewer ☐ Package treatment plant ☐ Unknown ☒
Septic tank ☐ Cess pit ☐
Other _____

Are you proposing to connect to the existing drainage system? ☐ Yes ☐ No ☒ Unknown

12. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary) ☐ Yes ☒ No

If Yes, you will need to submit an appropriate flood risk assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)? ☐ Yes ☒ No

Will the proposal increase the flood risk elsewhere? ☐ Yes ☒ No

How will surface water be disposed of?

☐ Sustainable drainage system ☐ Main sewer ☐ Pond/lake
☒ Soakaway ☐ Existing watercourse

13. Biodiversity and Geological Conservation

To assist in answering the following questions refer to the guidance notes for further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals

Having referred to the guidance notes, is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site OR on land adjacent to or near the application site:

a) Protected and priority species

☐ Yes, on the development site ☐ Yes, on land adjacent to or near the proposed development ☒ No

b) Designated sites, important habitats or other biodiversity features

☐ Yes, on the development site ☐ Yes, on land adjacent to or near the proposed development ☒ No

c) Features of geological conservation importance

☐ Yes, on the development site ☐ Yes, on land adjacent to or near the proposed development ☒ No

14. Existing Use

Please describe the current use of the site:

Agricultural Land

Is the site currently vacant? ☐ Yes ☒ No

Does the proposal involve any of the following?

If yes, you will need to submit an appropriate contamination assessment with your application

Land which is known to be contaminated? ☐ Yes ☒ No

Land where contamination is suspected for all or part of the site? ☐ Yes ☒ No

A proposed use that would be particularly vulnerable to the presence of contamination? ☐ Yes ☒ No

15. Trees and Hedges

Are there trees or hedges on the proposed development site?

☐ Yes ☒ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

☐ Yes ☒ No

If Yes to either or both of the above, you may need to provide a full Tree Survey, at the discretion of your local planning authority. If a Tree Survey is required, this and the accompanying plan should be submitted alongside your application. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current BS5837: Trees in relation to construction - Recommendations.

16. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste?

☐ Yes ☒ No

17. Residential Units

Does your proposal include the gain or loss of residential units?

☐ Yes ☒ No

18. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

☒ Yes ☐ No

Use class/type of use	Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross new internal floorspace proposed (including changes of use) (square metres)	Net additional gross internal floorspace following development (square metres)
A1 Shops Net Tradable Area	0.0	0.0	0.0	0.0
A2 Financial and professional services	0.0	0.0	0.0	0.0
A3 Restaurants and cafes	0.0	0.0	0.0	0.0
A4 Drinking establishments	0.0	0.0	0.0	0.0
A5 Hot food takeaways	0.0	0.0	0.0	0.0
B1 (a) Office (other than A2)	0.0	0.0	0.0	0.0
B1 (b) Research and development	0.0	0.0	0.0	0.0
B1 (c) Light industrial	0.0	0.0	0.0	0.0
B2 General industrial	0.0	0.0	0.0	0.0
B8 Storage or distribution	0.0	0.0	0.0	0.0
C1 Hotels and halls of residence	0.0	0.0	0.0	0.0
C2 Residential institutions	0.0	0.0	0.0	0.0
D1 Non-residential institutions	0.0	0.0	0.0	0.0
D2 Assembly and leisure	0.0	0.0	0.0	0.0
Other Please Specify	186.0	0.0	186.0	186.0
Total	186.0	0.0	186.0	186.0

For hotels, residential institutions and hostels, please additionally indicate the loss or gain of rooms:

Use Class	Types of use	Existing rooms to be lost by change of use or demolition	Total rooms proposed (including changes of use)	Net additional rooms
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19. Employment

If known, please complete the following information regarding employees:

	Full-time	Part-time	Equivalent number of full-time
Existing employees	0	0	0
Proposed employees	1	1	1

20. Hours of Opening

If known, please state the hours of opening for each non-residential use proposed:

Use	Monday to Friday Start Time End Time	Saturday Start Time End Time	Sunday and Bank Holidays Start Time End Time	Not Known
Other	08.00 18.00	08.00 18.00	08.00 18.00	☐

Site Area

What is the site area?

1,923.68

sq. metres

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22. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

N/a

Is the proposal for a waste management development?



Yes



No

23. Hazardous Substances

Is any hazardous waste involved in the proposal?



Yes



No

24. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?



Yes



No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)



The agent



The applicant



Other person

25. Certificates (Certificate A)**Certificate of Ownership - Certificate A****Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12**

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land or building to which the application relates

Title: Mr First name: A Surname: Kinder

Person role: Agent

Declaration date: 19/07/2012



Declaration made

25. Certificates (Agricultural Land Declaration)**Agricultural Land Declaration****Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12**

Agricultural Land Declaration - You Must Complete Either A or B

(A) None of the land to which the application relates is, or is part of an agricultural holding

(B) I have/The applicant has given the requisite notice to every person other than myself/the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below:

If any part of the land is an agricultural holding of which the applicant is the sole tenant, the applicant should complete part (B) of the form by writing 'sole tenant - not applicable' in the first column of the table below

Title: Mr First Name: A Surname: Kinder

Person role: Agent

Declaration date: 19/07/2012



Declaration Made

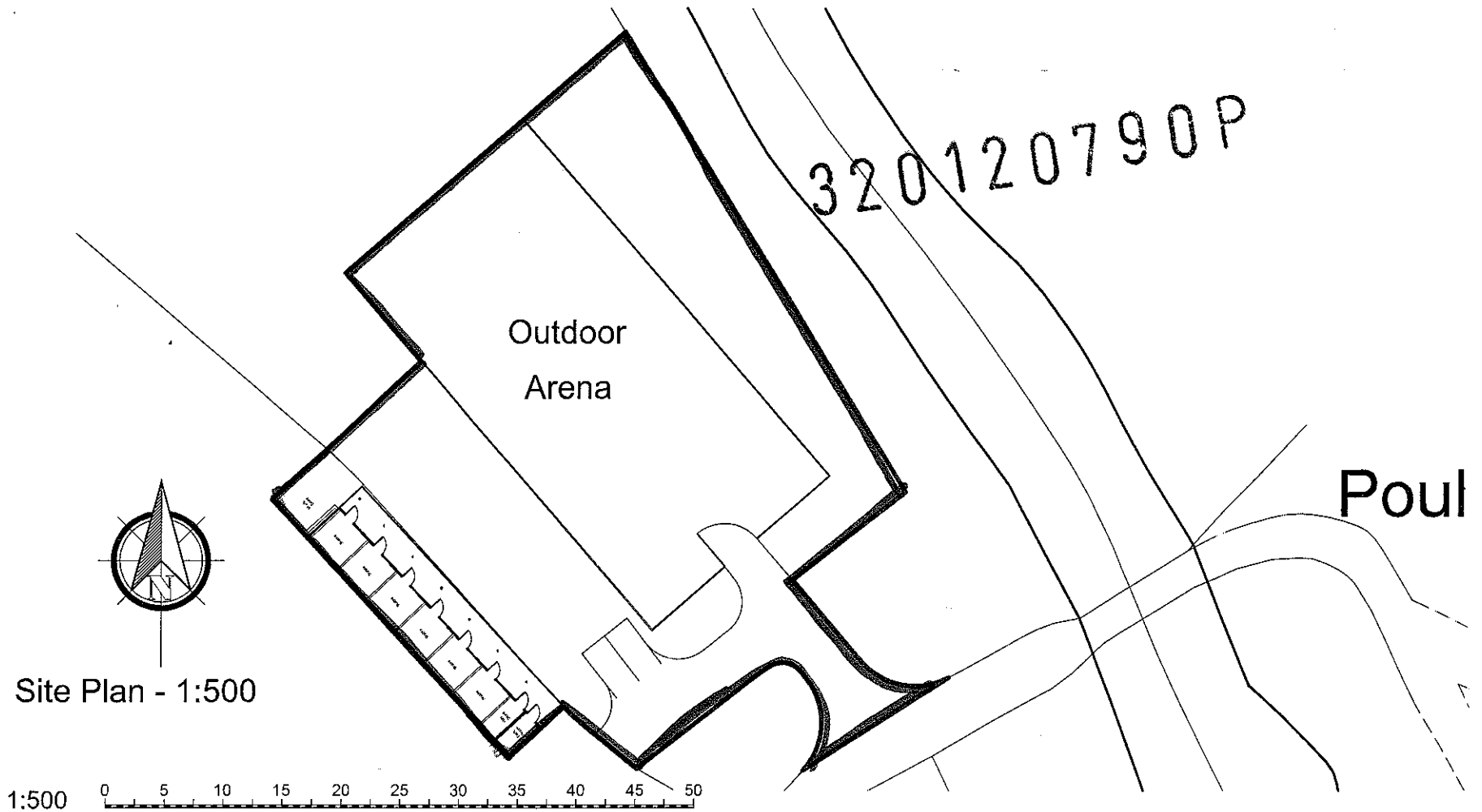
26. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information.



Date: 19/07/2012

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SITE PLAN

Site: Erection of a Stable Block & Outdoor Arena
Game Keepers Cottage,
Land within Gisburn Park
Gisburn

Client: Mr Guy Hindley

Drawn: NYB

Date: 06.07.12

Scale: 1:500 @ A4

Project No: HIN/19 Dwg 02

Amendments:

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Notes:

All work is to be carried out to the latest current British standards Codes of Practice and recognised working practices. All work and materials should comply with Health and Safety legislation and to be approved by the Local Authority Planning / Building Control Officer.
All dimensions are in millimetres unless where explicitly shown otherwise. The contractor should check and clarify all dimensions as work proceeds and notify the design team of any discrepancies. Do not scale off the drawings. If in doubt ask.
Avalon Chartered Town Planning are not liable for work undertaken prior to Full Planning Consent and/or Building Regulations Approval

Avalon



Chartered Town Planning

Town Planning - Architectural Design - Building Regulations - Surveying

Phone: 01282 834834 **Fax:** 01282 451666

Web: www.avalontp.co.uk Email: planning@avalontp.co.uk
2 Reedley Business Centre, Redman Road, Burnley, Lancashire, BB10 2TV

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Temple Wood



Location Plan - 1:2500

1:2500 0 20 40 60 80 100 120 140 160 180 200 220 240

LOCATION PLAN

Site: Erection of a Stable Block & Outdoor Arena
Game Keepers Cottage,
Land within Gisburn Park
Gisburn

Client: Mr Guy Hindley

Drawn: NYB

Date: 06.07.12

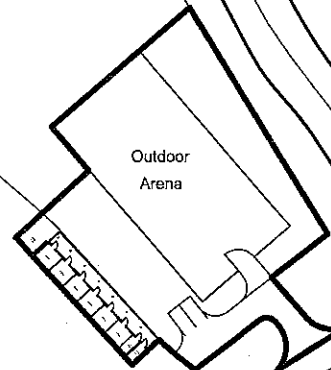
Scale: 1:2500 @ A4

Project No: HIN/19 Dwg 01

Amendments:

Notes:

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Poultry House
Bridge

Pheasantries

Keepers
Cottages

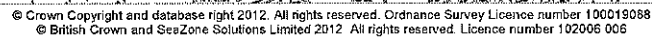
Avalon RTPI

Chartered Town Planning

Town Planning - Architectural Design - Building Regulations - Surveying

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BUSINESS PLAN

PROPOSED STABLES AND OUTDOOR MENAGE AT GAMEKEEPERS COTTAGE, PARK ROAD, GISBURN

Ribblesdale Park proposes to set up a small riding facility for the use of its holiday makers. Sessions will be booked via Hoseasons or directly with ourselves and will include trekking on the local bridleways or lessons in the arena. The Ribble Valley is synonymous with horses and we want to offer our customers the chance to learn how to ride and explore the fantastic countryside we have. As Ribblesdale Park becomes more popular we have to broaden the offering to our customers to stay ahead of our competitors.

Being able to offer them a riding experience on the Estate would be a perfect match. It will create a number of extra jobs and will increase bookings.

Avalon

Chartered Town Planning



RTPI

regulation of space - making of place

Town Planning - Architectural Design - Building Regulations - Surveying

320120790P

DESIGN AND ACCESS STATEMENT

GISBURNE PARK, GISBURN

FULL APPLICATION FOR
AN OUTDOOR ARENA WITH FENCE
AND
RETENTION OF STABLE BLOCK WITH COVERED MIDDEN

July 2012

Directors - Alan Kinder, Dip.T.P (Leeds), MRTPI & Val Kendall

2, Reedley Business Centre, Redman Road, Burnley, Lancashire, BB10 2TY

Phone: 01282 834834 Fax: 01282 451666 Web: www.avalontp.co.uk Email: planning@avalontp.co.uk

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1 ASSESSMENT

- 1.1 The application site is situated within Gisburne Park, immediately to the west of Poultry House Bridge which crosses Stock Beck. Gisburne Hospital is some distance to the north west, Ribblesdale Park holiday chalets are to the west, separated by woodland, and there are a pair of holiday cottages to the south east on the opposite side of the river. The river has eroded a small but steep sided valley which is covered with dense deciduous woodland, but the valley has a relatively flat bottom.
- 1.2 The Park is outside the Gisburn settlement boundary and therefore within the open countryside as delineated on the local plan proposals map. A public bridleway runs approximately east-west through the Park, crossing Poultry House Bridge and linking with the wider bridleway network.
- 1.3 The National Planning Policy Framework details government planning policy and supports in principle the provision of sustainable development.
- 1.4 The development plan includes policies saved from the Ribble Valley Districtwide Local Plan adopted in 1998. Saved policies of particular relevance to the determination of this application are G1 which details a number of development control criteria, G5 which permits specific development including that associated with tourism and recreation in the open countryside, ENV3 which protects the character of the open countryside and RT1 which is a general policy in respect of tourism and visitor facilities.

2 INVOLVEMENT

- 2.1 Pre-application advice has not been sought from the Council.

3 EVALUATION

- 3.1 Ribblesdale Park is now well established and in addition to the properties available for purchase, in conjunction with Hoeseasons it is also marketed as a short break destination. Other self catering holiday accommodation is available within Gisburne Park. The availability of local facilities and attractions has always been a selling point, minimising the need for visitors to travel further afield during their stay.

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- 3.2 However in response to visitor inquiries the provision of stables with horses to rent for as little as an hour at a time has been identified as an additional amenity which will complement existing recreational opportunities. There is scope for hacking both within the Park itself and therefore without the need to go on the public highway, and by accessing the network of public bridleways. and an outdoor arena will facilitate the provision of riding lessons. As a recreational and tourist facility the proposal is supported in principle by saved policies G5 and RT1.
- 3.3 By siting the stables and arena in a narrow river valley they will be well screened and only visible from close range. The stables are of timber construction and set against a wooded backdrop which will minimise impact on visual amenity. The arena will be surfaced with rubber granules will only have a low fence around it and will not be illuminated, and it too will not therefore have a significant impact on visual amenity. The holiday cottages are screened by the intervening pack horse bridge and the amenity of visitors will not therefore be compromised. Accordingly the development complies with the requirements of saved policies G1 and ENV3.

4 DESIGN

4.1 USE

- 4.1.1 The stables and arena will be used for recreational purposes by visitors staying at Ribblesdale Park or in Gisburne Park.

4.2 AMOUNT

- 4.2.1 The stable block accommodates six stables which therefore limits the scale of activity.

4.3 LAYOUT

- 4.3.1 The stable block is sited at the base of a steep wooded slope. Below the stables an area of grass will slope down to the arena. A short track with a turning head will provide vehicular access from the nearby estate road to the arena and stables, and access to the individual stables will be along a walkway immediately in front.

4.4 SCALE

4.4.1 The footprint of the stable block is 29.77 x 5.54m; the height to the ridge is 3.9m and to the eaves 2.6m.

4.4.2 The arena will measure 40 x 20m. The fence around the arena will be 1.5m in height, with posts at 2.1m intervals.

4.5 LANDSCAPING

4.5.1 The only landscaping work required will be the surfacing of the arena and the track from the estate road.

4.6 APPEARANCE

4.6.1 The stable block is of timber construction with a mineral felt roof, and is set into the slope of the land. The arena will be surfaced with and will have a timber post and rail fence around it. The development is therefore low key and in an inconspicuous location.

4.7 CRIME PREVENTION MEASURES

4.7.1 Security cameras will be discreetly installed.

4.8 AMELIORATION OF CLIMATE CHANGE

4.8.1 The development will reduce the need for visitors to travel away from the Park for recreational opportunities.

5 ACCESS

5.1 The facility will be accessible on foot by visitors staying at the Park.

LAND NEAR GAMEKEEPER'S COTTAGE, OFF PARK ROAD, GISBURN:**HERITAGE STATEMENT IN SUPPORT OF PROPOSED STABLES AND MENAGE****1 Introduction**

- 1.1 This heritage statement has been produced at the request of Mr G Hindley, via his agent Avalon Town Planning, to accompany an application to Ribble Valley Borough Council for planning consent for a timber stable block and outdoor menage on land near the Gamekeeper's Cottage, Gisburn (NGR: SD 82677 49705). It provides a summary of the heritage significance of and potential impact on the site in accordance with Policy HE6 of PPS5, and has been produced by Stephen Haigh MA, a buildings archaeologist with over 15 years professional experience in the region, following a site visit on 22 August 2012.

2 Current status of the site

- 2.1 New timber stables have been erected on the site without planning consent, and the present application is retrospective for these, with the addition of a proposed new outdoor menage or arena to their north-east.
- 2.2 The stables are of a single storey and timber-built, comprising six units with two store rooms at the south-east end of the range, and an open, breeze block manure store at the north-west end. They stand at the foot of a wooded slope, facing north-east onto an enclosed paddock (presently grassland), within which it is proposed to construct a riding menage.



Figure 1: Present view of the site, from the north-east

3 Heritage designations

- 3.1 The site lies within Gisburne Park, which on 19 December 2011 was added by English Heritage to the Register of Historic Parks and Gardens for its special historic interest (Grade II: National Heritage List number 1400674). Such registration is a 'material consideration' in the planning process, meaning that planning authorities must consider the impact of any proposed development on the special character of these landscapes.¹
- 3.2 There are also two listed buildings within the vicinity of the site, whose settings could be seen to be affected by the proposed development. These are Poultry House Bridge and the Keepers' Cottages (formerly known as the Poultry House) (National Heritage List numbers 1164305 and 1072112), both grade II.
- 3.3 The Lancashire Historic Environment Record holds no further information about the site.²

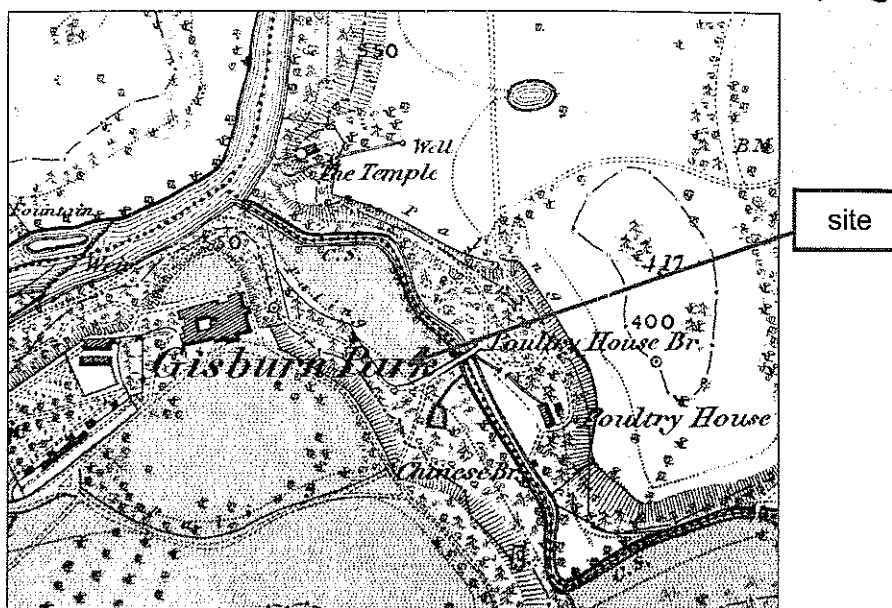
4 Historical background

- 4.1 Gisburne Park is thought to have been first laid out in the 1730s for Thomas Lister as a formal garden and deer park, which evolved during later years into a more natural landscaped park, under subsequent owners. As well as the park landscape itself, a number of significant buildings and architectural features were incorporated, including the mansion house (also known as Gisburne Park), stables, and a temple. The focus of the estate was the hall itself, its principal approach being from the village to the south, but there is also a lesser drive running east-west through the park, which crosses the Stock Beck by means of the eighteenth century Poultry House Bridge.
- 4.2 The use of the land on which the proposed development site is situated appears to have been grassland in the nineteenth century and later, and it lacks any distinguishing features which might have contributed to the park, to judge from the 1853 and 1909 Ordnance Survey maps. Very recent OS maps show an unnamed structure on the site, which appears to have been removed entirely.

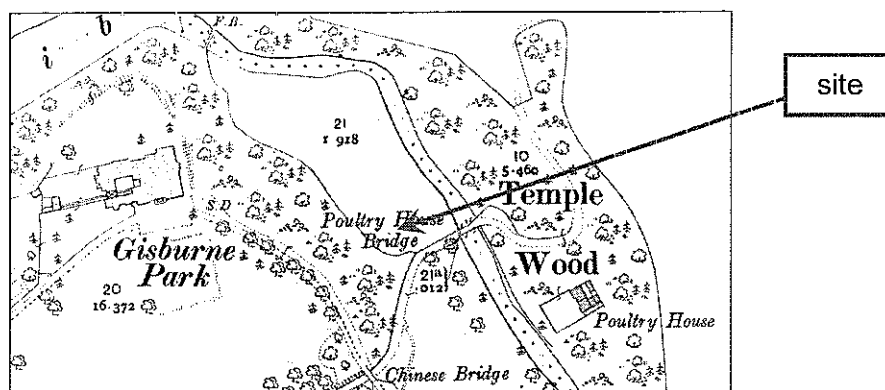
¹ <http://www.english-heritage.org.uk/caring/listing/registered-parks-and-gardens/>

² Enquiry made 23 August 2012

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1: OS 1:10,560 map, surveyed 1849-50, published 1853 (Yorkshire, sheet 166) (enlarged)



2: OS 1:2500 map, revised 1907, published 1909 (Yorkshire, sheet 166.10)

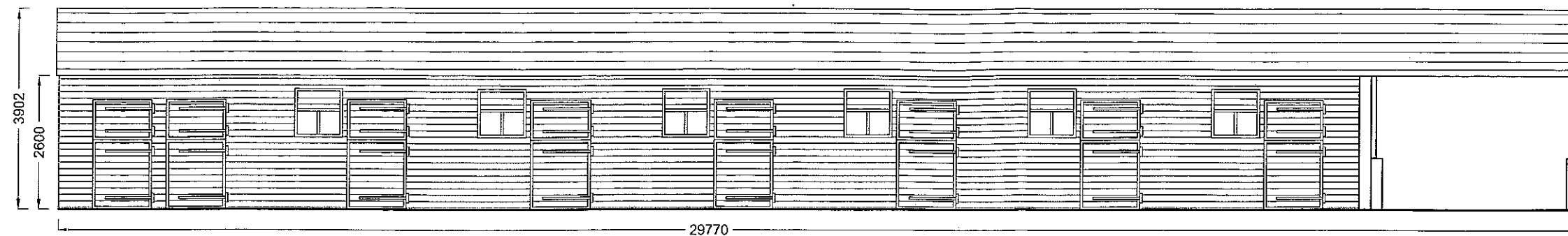
5 Assessment of heritage significance

- 5.1 Although the site falls within the registered park, it does not appear to have been one of the more important parts of the ornamental landscape at Gisburne, and is notable in the fact that it is entirely screened from view from the mansion house (Gisburne Park), by virtue of its low-lying position at the foot of a natural steep slope, and the tall mature trees which cloak this slope.
- 5.2 There is some potential for heritage significance arising from the site's proximity to the two nearby listed buildings: Poultry House Bridge, and to a lesser degree, the Keepers' Cottages. However, it is considered that the bridge has little intrinsic architectural merit, and is designated primarily for group value within the park, while the cottages are at a sufficient distance to enable their setting to be unaffected. It is also considered that the setting of the principal listed building in the park (Gisburne Park) is not material here, for the reasons given in the preceding paragraph.

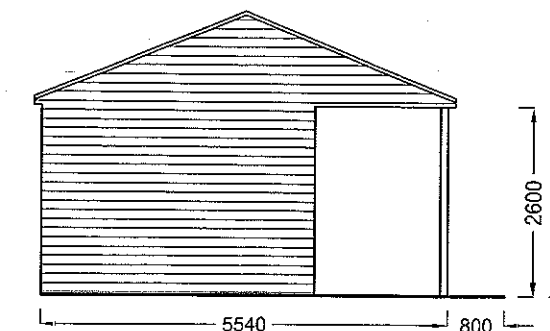
6 Assessment of impact

- 6.1 The retention of the existing stables and the addition of the proposed menage would have no direct impact on any known archaeological, architectural or landscape features. There would only be a very slight visual impact on a minor component of the park landscape, and on the listed building of Poultry House Bridge.

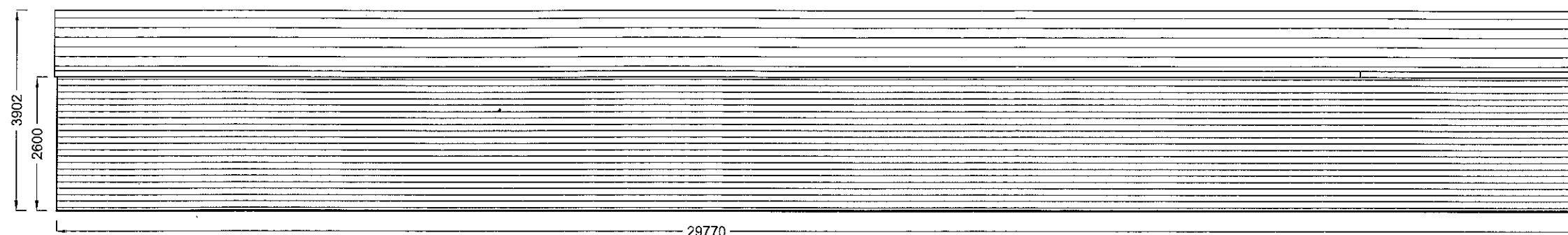
Stephen Haigh, MA
5 September 2012



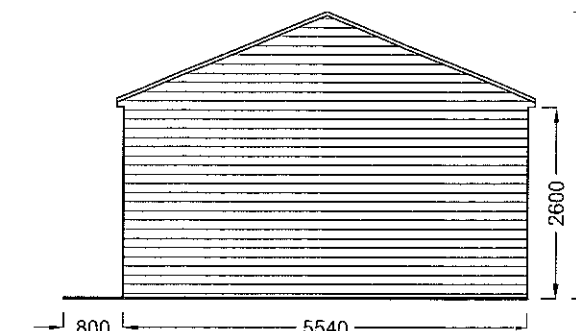
Front Elevation



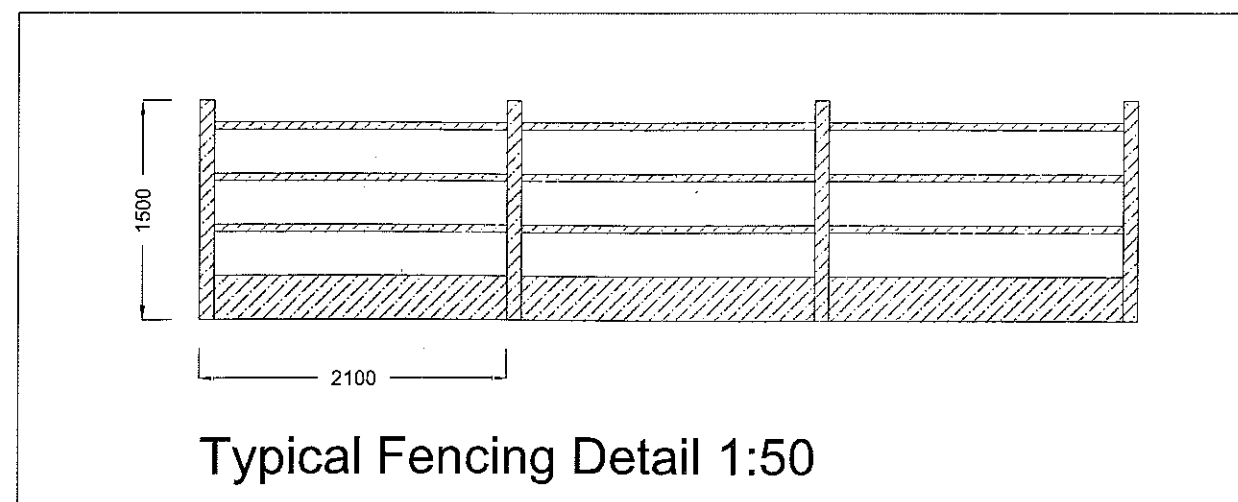
Side Elevation



Rear Elevation



Side Elevation



1:100 0 1 2 3 4 5 6 7 8 9 10

1:50 0 1 2 3 4 5

FLOOR/ROOF PLAN

Site: Erection of a Stable Block & Outdoor Arena,
Game Keepers Cottage,
Land within Gisburn Park,
Gisburn

Client: Mr Guy Hindley

Drawn: NYB

Date: 06.07.12

Scale: 1:100/50 @ A3

Project No: HIN/19 Dwg 04

Amendments:

Notes:

All work is to be carried out to the latest current British standards Codes of Practice and recognised working practices. All work and materials should comply with Health and Safety legislation and to be approved by the Local Authority Planning / Building Control Officer.
All dimensions are in millimetres unless where explicitly shown otherwise. The contractor should check and clarify all dimensions as work proceeds and notify the design team of any discrepancies. Do not scale off the drawings if in doubt ask.
Avalon Chartered Town Planning are not liable for work undertaken prior to Full Planning Consent and/or Building Regulations Approval.

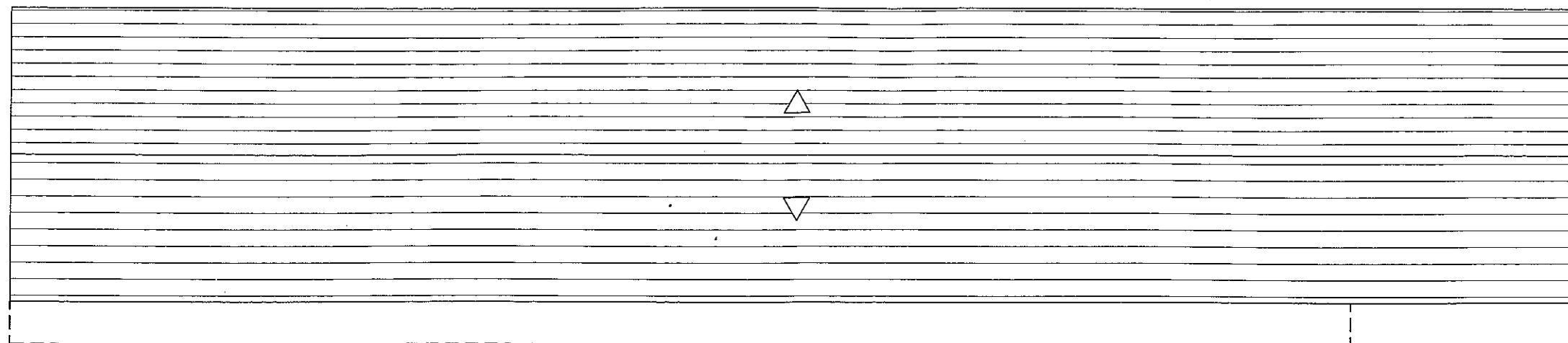
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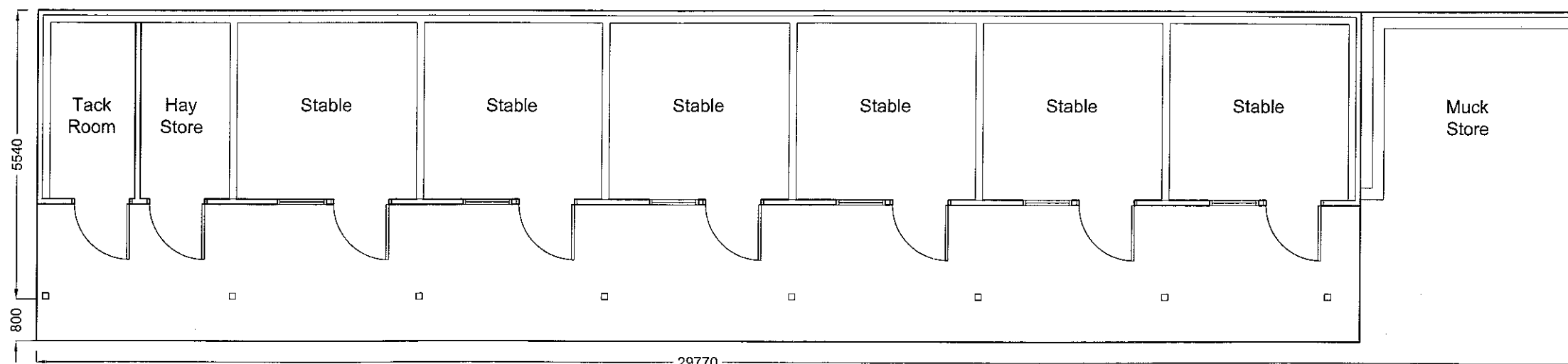
Phone: 01282 834834 **Fax:** 01282 451666

Web: www.avalontp.co.uk Email: planning@avalontp.co.uk
2 Reedley Business Centre, Redman Road, Burnley, Lancashire, BB10 2TY



Roof Plan

320120790P



Floor Plan

1:100 0 1 2 3 4 5 6 7 8 9 10

FLOOR/ROOF PLAN

Site: Erection of a Stable Block & Outdoor Arena,
Game Keepers Cottage,
Land within Gisburn Park,
Gisburn

Client: Mr Guy Hindley

Drawn: NYB

Date: 06.07.12

Scale: 1:100 @ A3

Project No: HIN/19 Dwg 03

Amendments:

Notes:
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