



RIBBLE VALLEY
BOROUGH COUNCIL

14 SEP 2012

FOR THE
ATTENTION OF

For office use only

Application No 20120821P

Date received

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

You can complete and submit this form electronically via the Planning Portal by visiting www.planningportal.gov.uk/apply

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.

Please complete using block capitals and black ink

It is important that you read the accompanying guidance notes as incorrect completion will delay the processing of your application

1. Applicant Name and Address

Title: MISS First name: ANN
Last name: GREEN
Company (optional):
Unit: House number: 12 House suffix:
House name:
Address 1: GRAFTON AVENUE
Address 2: REEDLEY
Address 3:
Town: BURNLEY
County: LANCASHIRE
Country:
Postcode: BB10 2LY

2. Agent Name and Address

Title: MR First name: ANDREW
Last name: MITCHELL
Company (optional): GARY HOERTY ASSOCIATES
Unit: House number: 6-8 House suffix:
House name:
Address 1: CHURCH STREET
Address 2:
Address 3:
Town: CLITHEROE
County:
Country:
Postcode: BB7 2DG

3. Description of the Proposal

Please describe the proposed development, including any change of use:

PROPOSED ERECTION OF A STABLE BLOCK ON LAND ADJACENT TO
NOOK HOUSE FARM, LONGSIGHT ROAD, CLAYTON LE DALE

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

☐ Yes

☒ No

If Yes, please state the date when building,
work or use were started (DD/MM/YYYY):

(date must be pre-application submission)

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

☐ Yes

☒ No

If Yes, please state the date when the building, work
or change of use was completed: (DD/MM/YYYY):

(date must be pre-application submission)

4. Site Address Details

Please provide the full postal address of the application site

Unit: House number: House suffix:

House name:

Address 1:

Address 2:

Address 3:

Town:

County:

Postcode (optional):

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

If Yes, please complete the following information about the advice you were given (This will help the authority to deal with this application more efficiently)

Please tick if the full contact details are not known, and then complete as much as possible: ☐

Officer name:

Reference:

Date (DD/MM/YYYY):
(must be pre-application submission)

Details of pre-application advice received?

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

If you answered Yes to any of the above questions, please show details on your plans/drawings and state the reference of the plan(s)/drawings(s)

7. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste? ☒ Yes ☐ No

If Yes, please provide details:

Have arrangements been made for the separate storage and collection of recyclable waste? ☐ Yes ☒ No

If Yes, please provide details:

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

If Yes, please provide details of the name, relationship and role

9. Materials

If applicable, please state what materials are to be used externally. Include type, colour and name for each material:

	Existing (where applicable)	Proposed	Not applicable	Don't Know
Walls		PAINTED CONCRETE BLOCKWORK	☐	☐
Roof		GREY FIBRE CEMENT ROOF SHEETS & TRANSLUCENT ROOF SHEETS	☐	☐
Windows			☒	☐
Doors		TIMBER STABLE DOORS	☐	☐
Boundary treatments (e.g. fences, walls)			☒	☐
Vehicle access and hard-standing		CRUSHED STONE	☐	☐
Lighting			☐	☐
Others (please specify)			☐	☐

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:

PLANS - BUC/480/1515/01 X 3
DAS - BUC/480/1515/AJM X 3
PLANNING STATEMENT X 3

10. Vehicle Parking

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

Type of Vehicle	Total Existing	Total proposed (including spaces retained)	Difference in spaces
Cars	0	2	2
Light goods vehicles/ public carrier vehicles			
Motorcycles			
Disability spaces			
Cycle spaces			
Other (e.g. Bus)			
Other (e.g. Bus)			

11. Foul Sewage

Please state how foul sewage is to be disposed of:

N/A

- ☐ Mains sewer ☐ Cess pit
☐ Septic tank ☐ Other
☐ Package treatment plant

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

If Yes, please include the details of the existing system on the application drawings and state references for the plan(s)/drawing(s):

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 a 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 ☐ Existing watercourse
☒ Soakaway ☐ Pond/lake
☐ Main sewer

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 FIELD

Is the site currently vacant? ☐ Yes ☒ No

If Yes, please describe the last use of the site:

When did this use end (if known)?

DD/MM/YYYY

(date where known may be approximate)

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

If Yes, please describe the nature, volume and means of disposal of trade effluents or waste

17. Residential Units (Including Conversion)

Does your proposal include the gain, loss or change of use of residential units?
If Yes, please complete details of the changes in the tables below:

☐ Yes☒ No**Proposed Housing**

Market Housing	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals (a+b+c+d+e+f+g)=							

Social Rented	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals (a+b+c+d+e+f+g)=							

Intermediate	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals (a+b+c+d+e+f+g)=							

Key worker	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals (a+b+c+d+e+f+g)=							

Total proposed residential units (A+B+C+D)=**Existing Housing**

Market Housing	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals (a+b+c+d+e+f+g)=							

Social Rented	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals (a+b+c+d+e+f+g)=							

Intermediate	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals (a+b+c+d+e+f+g)=							

Key worker	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals (a+b+c+d+e+f+g)=							

Total existing residential units (E+F+G+H)=**TOTAL NET GAIN or LOSS of RESIDENTIAL UNITS (Proposed Housing Grand Total - Existing Housing Grand Total):**

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

If you have answered Yes to the question above please add details in the following table:

Use class/type of use	Not applicable	Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross internal floorspace proposed (including change of use)(square metres)	Net additional gross internal floorspace following development (square metres)
A1	☐				
Shops	☐				
Net tradable area:	☐				
A2	☐				
Financial and professional services	☐				
A3	☐				
Restaurants and cafes	☐				
A4	☐				
Drinking establishments	☐				
A5	☐				
Hot food takeaways	☐				
B1 (a)	☐				
Office (other than A2)	☐				
B1 (b)	☐				
Research and development	☐				
B1 (c)	☐				
Light industrial	☐				
B2	☐				
General industrial	☐				
B8	☐				
Storage or distribution	☐				
C1	☐				
Hotels and halls of residence	☐				
C2	☐				
Residential institutions	☐				
D1	☐				
Non-residential institutions	☐				
D2	☐				
Assembly and leisure	☐				
OTHER	☐	0	0	53.58	53.58
STABLES & TACK ROOM	☐				
Please Specify	☐				
Total		0	0	53.58	53.58

In addition, for hotels, residential institutions and hostels, please additionally indicate the loss or gain of rooms

Use class	Type of use	Not applicable	Existing rooms to be lost by change of use or demolition	Total rooms proposed (including changes of use)	Net additional rooms
C1	Hotels	☐			
C2	Residential Institutions	☐			
OTHER		☐			
Please Specify		☐			

19. Employment

Please complete the following information regarding employees:

N/A

	Full-time	Part-time	Total full-time equivalent
Existing employees			
Proposed employees			

20. Hours of Opening

Please state the hours of opening for each non-residential use proposed:

N/A

Use	Monday to Friday	Saturday	Sunday and Bank Holidays	Not known

21. Site Area

Please state the site area in hectares (ha)

0.079 Ha

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:

Is the proposal a waste management development? ☐ Yes ☒ No

If the answer is Yes, please complete the following table:

	Not applicable	The total capacity of the void in cubic metres, including engineering surcharge and making no allowance for cover or restoration material (or tonnes if solid waste or litres if liquid waste)	Maximum annual operational throughput in tonnes (or litres if liquid waste)
Inert landfill	☐		
Non-hazardous landfill	☐		
Hazardous landfill	☐		
Energy from waste incineration	☐		
Other incineration	☐		
Landfill gas generation plant	☐		
Pyrolysis/gasification	☐		
Metal recycling site	☐		
Transfer stations	☐		
Material recovery/recycling facilities (MRFs)	☐		
Household civic amenity sites	☐		
Open windrow composting	☐		
In-vessel composting	☐		
Anaerobic digestion	☐		
Any combined mechanical, biological and/or thermal treatment (MBT)	☐		
Sewage treatment works	☐		
Other treatment	☐		
Recycling facilities construction, demolition and excavation waste	☐		
Storage of waste	☐		
Other waste management	☐		
Other developments	☐		

Please provide the maximum annual operational throughput of the following waste streams:

Municipal	
Construction, demolition and excavation	
Commercial and industrial	
Hazardous	

If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make clear what information it requires on its website.

23. Hazardous Substances

Does the proposal involve the use or storage of any of the following materials in the quantities stated below? ☐ Yes ☐ No ☒ Not applicable

If Yes, please provide the amount of each substance that is involved:

Acrylonitrile (tonnes)	Ethylene oxide (tonnes)	Phosgene (tonnes)
Ammonia (tonnes)	Hydrogen cyanide (tonnes)	Sulphur dioxide (tonnes)
Bromine (tonnes)	Liquid oxygen (tonnes)	Flour (tonnes)
Chlorine (tonnes)	Liquid petroleum gas (tonnes)	Refined white sugar (tonnes)

Other:

Other:

Amount (tonnes):

Amount (tonnes):

24. Ownership Certificates

One Certificate A, B, C, or D, must be completed, together with the Agricultural Holdings Certificate with this application form

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

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

CERTIFICATE OF OWNERSHIP - CERTIFICATE B

Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

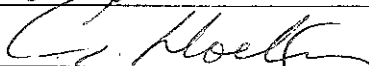
I certify/ The applicant certifies that I have/ the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land or building to which this application relates

Name of Owner	Address	Date Notice Served
MR M BUCKLEY	NOOK HOUSE FARM, LONGSIGHT ROAD CLAYTON LE DALE, BB19EX	13.9.12

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):



13.9.12

CERTIFICATE OF OWNERSHIP - CERTIFICATE C

Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

I certify/ The applicant certifies that:

- Neither Certificate A or B can be issued for this application
- All reasonable steps have been taken to find out the names and addresses of the other owners (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of the land or building, or of a part of it, but I have/ the applicant has been unable to do so

The steps taken were:

Name of Owner	Address	Date Notice Served

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):

On the following date (which must not be earlier than 21 days before the date of the application):

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

24. Ownership Certificates (continued)**CERTIFICATE OF OWNERSHIP - CERTIFICATE D****Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12**

I certify/ The applicant certifies that:

- Certificate A cannot be issued for this application
- All reasonable steps have been taken to find out the names and addresses of everyone else who, on the day 21 days before the date of this application, 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 to which this application relates, but I have/ the applicant has been unable to do so

The steps taken were:

--

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):

--

On the following date (which must not be earlier than 21 days before the date of the application):

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Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

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25. 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

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

--

<i>G. Hooley</i>

13.9.12

(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:

Name of Tenant	Address	Date Notice Served

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

--

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26. Planning Application Requirements - Checklist

Please read the following checklist to make sure you have sent all the information in support of your proposal. Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the Local Planning Authority has been submitted.

The original and 3 copies of a completed and dated application form:



The correct fee:



The original and 3 copies of the plan which identifies the land to which the application relates drawn to an identified scale and showing the direction of North:



The original and 3 copies of a design and access statement, if required (see help text and guidance notes for details):



The original and 3 copies of other plans and drawings or information necessary to describe the subject of the application:



The original and 3 copies of the completed, dated Ownership Certificate (A, B, C, or D - as applicable):



The original and 3 copies of the completed, dated Article 12 Certificate (Agricultural Holdings):



27. Declaration

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

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

(date cannot be pre-application)

28. Applicant Contact Details

Telephone numbers: C/O AGENT

Country code: National number: Extension number:

Country code: Mobile number (optional):

Country code: Fax number (optional):

Email address (optional):

29. Agent Contact Details

Telephone numbers

Country code: National number: Extension number:

Country code: Mobile number (optional):

Country code: Fax number (optional):

Email address (optional):

30. 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)

☒ Agent ☐ Applicant ☐ Other (if different from the agent/applicant's details)

If Other has been selected, please provide:

Contact name:

Telephone number:

Email address:

Agricultural Holdings Certificate

320120821P

Town and Country Planning (General Development Procedure) Order 1995

- Certificate under Articles 7

Agricultural Holdings Certificate (a)

Whichever is appropriate of the following alternatives must form part of Certificates A, B, C or D. If the applicant is the sole agricultural tenant he or she must delete the first alternative and insert "not applicable" as the information required by the second alternative.

* ☐ None of the land to which the application/appeal* relates is, or is part of, an agricultural holding

or

* ☐ I have/The applicant has/The appellant has* given the required notice to every person other than my/him/her* self who, on the day 21 days before the date of the application/appeal*, was a tenant of an agricultural holding on all or part of the land to which the application/appeal* relates, as follows:

Tenant's name	Address at which notice was served	Date on which notice was served

*delete where inappropriate

Signed

*On behalf of

Date

(a) This Certificate is for use with applications and appeals for planning permission (articles 7 and 9(1) of the Order). One of Certificates A, B, C or D (or the appropriate certificate in the case of certain minerals applications) must be completed together with the Agricultural Holdings Certificate

Ownership and Agricultural Tenant Notice

Town and Country Planning (General Development Procedure) Order 1995

- Note under Article 6 of application for planning permission

(to be published in a newspaper or to be served on an owner* or a tenant**)

Proposed development at (a) NOOK HOUSE FARM, LONGSIGHT ROAD, BB1 9EX

I give notice that (b) MISS A GREEN

is applying to the (c) RIBBLE VALLEY BOROUGH COUNCIL

for planning permission to (d) ERECTION OF STABLE BUILDING

Any owner* of the land or tenant** who wishes to make representations about the application should write

to the Council at (e) COUNCIL OFFICES, CHURCH WALK, CLITHEROE, BB7 2RA

by (f) 08/10/12

owner means a person having a freehold interest or a leasehold interest the unexpired term of which is not less than 7 years, or, in the case of development consisting of the winning or working of minerals a person entitled to an interest in a mineral in the land (other than oil gas coal gold or silver)

tenant means a tenant of an agricultural holding any part of which is comprised in the land

Statement of owner's rights

The grant of planning permission does not affect owners rights to retain or dispose of their property unless there is some provision to the contrary in an agreement or in a lease

Statement of agricultural tenants rights

The grant of planning permission for non-agricultural development may affect agricultural tenants security of tenure

*delete where inappropriate

Signed

*On behalf of MISS A GREEN

Date 14.9.12

Insert:

- (a) address or location of the proposed development
- (b) applicants name
- (c) name of Council
- (d) description of the proposed development

- (e) address of Council
- (f) date giving a period of 21 days beginning with the date of service, or 14 days beginning with the date of publication of the notice (as the case may be)

Ownership and Agricultural Holdings/Tenant Certificates and Notices

Please read, sign and enclose with your planning application form P1, the appropriate certificates and notices for your application. You should contact the planning department to discuss the matter if you are in doubt which certificates and notices are required

Ownership Certificates A and B

Town and Country Planning (General Development Procedure) Order 1995

- Certificate under Articles 7

Certificate A (a)

I certify that:

on the day 21 days before the date of the accompanying application/appeal* nobody, except the applicant/appellant* was the owner (b) of any part of the land to which the application/appeal* relates

Signed

*On behalf of

Date

*delete where inappropriate

Town and Country Planning (General Development Procedure) Order 1995

- Certificate under Articles 7

Certificate B (a)

I certify that:

I have/The applicant has/The appellant has* given the required notice to everyone else who, on the day 21 days before the date of the accompanying application/appeal* was the owner (b) of any part of the land to which the application/appeal* relates, as listed below

Owner's (b) name

MARK BUCKLEY

Address at which notice was served

NOOK HOUSE FARM

Date on which notice was served

13.09.12

LONGSIGHT ROAD

CLAYTON LE DALE

BB1 9EX

Signed

*On behalf of

MISS A. GREEN

Date

13.09.12

*delete where inappropriate

(a) This Certificate is for use with applications and appeals for planning permission (articles 7 and 9(1) of the Order) One of Certificates A, B, C or D (or the appropriate certificate in the case of certain minerals applications) must be completed, together with the Agricultural Holdings Certificate

(b) 'owner' means a person having a freehold interest or a leasehold interest the unexpired term of which is not less than 7 years, or, in the case of development consisting of the winning and working of minerals, a person entitled to an interest in a mineral in the land (other than oil gas coal gold or silver)



Gary Hoerty Associates

320120821P

6-8 Church Street
Clitheroe
Lancashire
BB7 2DG

Tel: 01200 442301
Fax: 01200 442976
www.ghaonline.co.uk
www.ruralproperty4sale.com
email: info@ghaonline.co.uk

DESIGN AND ACCESS STATEMENT

**IN RESPECT OF A FULL PLANNING APPLICATION FOR
THE CONSTRUCTION OF A NEW STABLE BUILDING**

AT

**LAND ADJACENT TO NOOK HOUSE FARM,
LONGSIGHT ROAD, CLAYTON LE DALE, BB1 9EX**

Prepared by: Andrew J Mitchell Bsc (Hons)
Our Clients: Miss A. Green
Our Ref: Gre/580/1523/AJM
Date: September 2012



Chartered Surveyors ■■■■ Planning & Development ■■■■ Land Agents
Valuers ■■■■ Property Agency ■■■■ Property Management



320120821P

1. Use

- 1.1 The proposed stable building is located to the southern side of Longsight Road, Clayton le Dale, and will be built on land that will be let on a long term tenancy to the applicant. The development will provide a mixture of stabling and tack room storage.

2. Amount

- 2.1 The amount of development proposed consists of four stables and a tack room in one building. The overall length of the building is 18.99m long, with the overall width being 3.96m. In addition to this the roof to the front easterly facing elevation, is to extend beyond the face of the external wall by 1.7m to form a 1.5m wide covered walkway.
- 2.2 The amount of development proposed is that required by our client to accommodate four horses at any one time together with associated tack and feed.

3. Layout

- 3.1 The proposal is contained within one building comprising a tack room positioned centrally, with two stables either side. Adjacent to the southerly gable wall, is space for a covered manure trailer which will store manure generated by the use of the proposed stables, ready to be spread onto our clients' land or removed by a local farmer as required.
- 3.2 To the front of the proposed stables is a yard area formed with gravel which will be accessed by a new 3m wide vehicular access track.
- 3.3 The exact layout of the proposed building can be seen on plan reference Gre/580/1523/01 enclosed with this application. However for clarification, the rear westerly facing elevation is parallel to the existing access track serving Nook House Farm. The building is orientated and positioned to minimise the visual impact of the development, by utilising the existing screening provided by an established hedgerow along the access track, and a belt of established tree planting adjacent to the northerly gable wall. The stable building has also been positioned to avoid the root protection zones of the adjacent tree planting as shown on the above mentioned plan.

4. Scale

- 4.1 The proposed development is single storey with an eaves height at the front and rear of the building of 2.2m and 2.6m respectively, with an overall ridge height of 3.39m.

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- 4.2 The internal dimensions of the individual stables and tack room will each be 3.66x3.66m, which are the minimum requirements set out by the British Horse Society. Whilst there are no minimum requirements governing the size of the tack room, it is considered by our client that to adequately serve the four proposed stables, a tack room of the size shown on the proposed plan Gre/580/1523/01, is the minimum required by our client.

5. Landscaping

- 5.1 We do not consider that there is a need for additional landscaping as part of this scheme, given the location and orientation of the proposed building set against the existing and established hedgerow and tree planting adjacent to the westerly and northerly elevations. The proposal will be well screened by the existing vegetation.

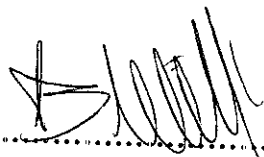
6. Appearance

- 6.1 The proposed stable building will be constructed with a pitched roof, clad with grey fibre cement roof sheets incorporating translucent sheets, which will allow natural light to each stable and tack room. The roof is to be formed with a 15 degree pitch. The external walls are to be built with concrete block work, which is to be painted to finish. Each stable and tack room will be accessed through a 1.2m wide timber stable door.
- 6.2 It is considered that the materials proposed are appropriate and in keeping with the intended use of the building and those details typically used in the construction of stables.

7. Access

- 7.1 The stables are to be accessed by an existing vehicular access track serving Nook House Farm. The stable building will be accessed through an existing timber field gate and a new 3m wide access track formed with crushed stone.

Signed.....



.....Date.....

14/09/12

A J Mitchell (For and on behalf of Gary Hoerty Associates)



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PLANNING STATEMENT

IN RESPECT OF A FULL PLANNING APPLICATION FOR THE CONSTRUCTION OF A STABLE BLOCK INCORPORATING ONE TACK ROOM ON LAND

AT

**LAND ADJACENT TO NOOK HOUSE FARM,
LONGSIGHT ROAD, CLAYTON LE DALE,
BB1 9EX**

FOR AND ON BEHALF OF:

MISS A. GREEN

Prepared by: Andrew Mitchell BSc (Hons)
Our client: Miss A. Green
Our Ref: Gre/580/1523/AJM
Date: September 2012



Chartered Surveyors ■■■ Planning & Development ■■■ Land Agents
Valuers ■■■ Property Agency ■■■ Property Management



CONTENTS

1.	INTRODUCTION AND BACKGROUND INFORMATION	Page 3
2.	PLANNING HISTORY	Page 3
3.	THE DEVELOPMENT PROPOSAL	Page 3
4.	THE APPLICATION SITE	Page 4
5.	PLANNING CONSIDERATIONS	Page 4
5.1	General	Page 4
5.2	National Planning Guidance	Page 5
5.3	Local Planning Guidance	Page 9
6.	SIMILAR DEVELOPMENT APPROVED IN THE BOROUGH	Page 13
7.	SUMMARY AND CONCLUSION	Page 14

1. INTRODUCTION AND BACKGROUND INFORMATION

- 1.1 Gary Hoerty Associates has been instructed by Miss A. Green to prepare and submit a planning application on her behalf for the proposed construction of a stable block which would incorporate a tack room.
- 1.2 This application has been submitted by our client to enable her to build a stable block for private use and therefore the stables will be used by one party and not let for livery use by third parties. The land that will be used with the stables extends to approximately four acres and this is sufficient to support four horses and this proposal therefore seeks permission to build a stable building capable of housing this number of horses, together with the required amount of associated items of tack and feed. The land to which this proposal relates is not within our client's ownership but if she is able to secure planning permission for the proposed development is the intention of our client to enter into a long lease of the parcel of land to which this proposal relates.
- 1.3 We will consider in this Planning Statement the proposed development in more detail providing a review of the planning history of the site, outline the development proposal, assess the development site and review the relevant planning policies and guidance, and set out why we believe the application conforms to the national and local planning policies, and why the application should therefore be looked upon favourably

2. PLANNING HISTORY

- 2.1 There is no planning history on the application site.

3. THE DEVELOPMENT PROPOSAL

- 3.1 The proposal will see the construction of a stable block on land adjacent to Nook House Farm, Clayton le dale, and will incorporate a centrally positioned tack room, with two individual stables either side. The proposal will see a new access track of crushed stone formed within the parcel of land to which this application relates. The proposed field access will lead to an existing vehicular access track which serves Nook House Farm and is connected to the main public highway of Longsight Road. As mentioned above the proposal is to be used by our client for her own private use.
- 3.2 Our client has considered the siting of the proposed building in order to make efficient use of the application site, balanced against the need to minimise the impact of the proposal onto the local area. In this regard, the proposal utilises existing landscaping features to keep to a minimum the visual impact of the development. Due consideration has also been given to the retention of the existing tree planting by positioning the building so as to avoid the root protection zone of the trees. The completed development will result in a new stable building that is well proportioned in terms of size in relation to the application site and will maintain the open nature of the site and area.

4. THE APPLICATION SITE

- 4.1 The application site which extends to approximately 0.2 acres is situated adjacent to Longsight Road, Clayton le Dale in a parcel of land extending to 3.8 acres. The parcel of land to which the application site relates, is of a substantial enough area to be capable of accommodating four horses. The application site is a level piece of undeveloped agricultural land and the level of the field to which this application relates falls gradually to a nearby watercourse in an easterly direction. The application site is adjacent to an existing vehicular access track which leads to Longsight Road.
- 4.2 The site is located in an area with a mixture of land uses which include residential, agricultural and equine and is within the open countryside outside the Area of Outstanding Natural Beauty as designated within the Ribble Valley Districtwide Local Plan (Adopted 1998). There are a number of properties within close proximity of the application site, which include Nook House Farm, Sunnyside, Craigmere, Myre Edge Farm and the Shajan and La Scala restaurants.

5. PLANNING CONSIDERATIONS

5.1 General

- 5.1.1 Local planning authorities are required to determine planning applications in accordance with the statutory development plan unless material considerations indicate otherwise. The statutory development plan with regard to the application comprises the saved policies of the Ribble Valley Districtwide Local Plan (Adopted 1998). The current local plan is thirteen years old and there is more up to date national policy which will be relevant when considering applications for development.
- 5.1.2 The relevant national policy is the National Planning Policy Framework (NPPF) which was adopted in March 2012 and replaces the previous suite of documents; 'Planning Policy Statements'.
- 5.1.3 The main policies of the Ribble Valley District Wide Local Plan that are applicable to this development and against which this application should be assessed are, policy G1 which is a general policy that applies to all development within the Borough, policy G5 which deals with all development outside the main settlement boundaries and finally policy ENV3 which is a policy dealing with development in the open countryside outside the AONB.
- 5.1.4 We set out below why our clients' proposal conforms to the national and local planning policies, with further information and justification as to why we consider our clients' proposal should be looked upon favourably

5.2 National Planning Policy

National Planning Policy Framework (NPPF)

- 5.2.1 The adoption of the National Planning Policy Framework in March 2012 means that it is now the main national planning policy guidance influencing planning decision making and replaces a substantial number of documents previously in place. The National Planning Policy Framework sets out the Government's planning policies for England and how these are expected to be applied, it sets out the Government's requirements for the planning system only to the extent that it is relevant, proportionate and necessary to do so.
- 5.2.2 Paragraphs 11 – 16 of the NPPF highlight the presumption in favour of sustainable development confirming that planning law requires that applications for planning permission are determined in accordance with the development plan unless material considerations indicate otherwise and that the:

"This National Planning Policy Framework does not change the statutory status of the development plan as the starting point for decision making. Proposed development that accords with an up to date Local Plan should be approved"

- 5.2.3 The above extract makes it clear that proposed development that accords with an up to date local plan should be approved and that proposed development that conflicts should be refused unless other material considerations indicate otherwise. It also highlights the desirability of local planning authorities having an up to date local plan in place. We have demonstrated below that the proposed development does accord with the relevant saved policies of the local plan. Importantly, paragraph 14 of the NPPF states:

At the heart of the National Planning Policy Framework is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking.

For plan-making this means that:

- *local planning authorities should positively seek opportunities to meet the development needs of their area;*
- *Local Plans should meet objectively assessed needs, with sufficient flexibility to adapt to rapid change, unless:*
 - *any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole, or*

- *specific policies in this Framework indicate development should be restricted*

For decision-taking this means:

- *approving development proposals that accord with the development plan without delay; and*
- *where the development plan is absent, silent or relevant policies are out of date, granting permission unless:*
 - *any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or*
 - *specific policies in this Framework indicate development should be restricted.*

5.2.3 Paragraph 14 clearly spells out the Government's presumption in favour of allowing sustainable development unless the adverse impacts of doing so would be very significant. The Council's local plan was adopted in 1998 some fourteen years ago and as a consequence some of the policies will inevitably be out of date, there is a clear and unequivocal presumption set out in the NPPF, in favour of approving sustainable development. There are no adverse impacts in respect of the development that is proposed in this case.

5.2.4 Paragraph 15 states:

"Policies in Local Plans should follow the approach of the presumption in favour of sustainable development so that it is clear that development which is sustainable can be approved without delay. All plans should be based upon and reflect the presumption in favour of sustainable development, with clear policies that will guide how the presumption should be applied locally."

5.2.5 It would appear to follow that where local plan policies do not support sustainable development then there is a clear argument that they should be considered out of date.

5.2.6 The Government's commitment to securing economic growth and to create jobs and prosperity is confirmed at paragraph 18 which states:

"The Government is committed to securing economic growth in order to create jobs and prosperity, building on the country's inherent strengths, and to meeting the twin challenges of global competition and of a low carbon future"

5.2.7 There is an emphasis highlighted in paragraph 19 that planning should operate to encourage and not act as an impediment to assist sustainable economic growth. Local planning authorities are required to plan proactively to meet the development needs of business and support an economy fit for the 21st Century.

- 5.2.8 Section 3 of the NPPF is headed "*Supporting a prosperous rural economy*", and states within paragraph 28, that local planning policies should support economic growth in rural areas to support existing employment and allow the creation of new jobs through sustainable development. The Framework goes on to state four items which local plans should promote in order to ensure a prosperous rural economy, the third of which states that:

"Support sustainable rural tourism and leisure developments that benefit businesses in rural areas, communities and visitors, and which respect the character of the countryside. This should include sporting provision and expansion of tourist and visitor facilities in appropriate locations where identified needs are not met by existing facilities in rural service centres."

- 5.2.9 We consider that our clients' proposal conforms to the above statement as the stables are to be used by our client in connection with a leisure activity. The application site is located close to the existing public highway network and although it is likely given the use of the proposed building that travel to the site will be by a privately owned vehicle and it is unlikely that our client will use public transport she will have the option of being able to travel to the site via public transport as a bus stop is located on the opposite side of Longsight Road outside the 'La Scala' restaurant.
- 5.2.10 A further benefit of our client's proposal in regard to Section 3 of the NPPF, is that it will create the possibility of work for local building companies and their suppliers, and any other existing local equine businesses can only benefit from this proposal as they will have an increased customer base to serve.
- 5.2.11 Finally, the proposed building has been designed and laid out in a manner which will respect the character of the local area and minimise any visual impact that the proposal will have. In regard to the last statement it should be noted by the Council that a number of design solutions were considered by our client in the preparation of this proposal, and a previous design for an 'L' shaped building was rejected as it was considered that the building intruded into the site and would have had a greater visual impact on the local area. The building is also to be constructed in materials and in a style which is in keeping with other buildings within the local area.
- 5.2.12 Section 7 of the NPPF states that considerable weight should be given to the design of proposals when determining planning applications. Paragraph 57 states that
- "It is important to plan positively for the achievement of high quality and inclusive design for all development, including individual buildings, public and private spaces and wider area development schemes"*
- 5.2.13 In further support of this and to reiterate justification set out against section 3 of the NPPF, we consider that our client's proposal will support local facilities by increasing the potential customer base that they serve.

5.2.14 Sections 10 of the NPPF states planning authorities have an important role in minimising the effects of climate change and flooding. We believe that our clients' proposal supports this guidance as due consideration has been given to how surface rain water is to be disposed of, with a view to minimising the amount of water run off entering public and private sewers. As the proposed plans show, the new field access track is to be of a permeable and free draining material and rain water draining off the roof of the proposed building will drain into the ground via a soak away. We consider that our clients' proposal will therefore have little or no effect on flooding through the creation of any hard surfaces.

5.2.15 We consider that the proposal represents sustainable development and therefore the National Planning Policy Framework fully supports the approval of the proposed development.

5.3 Local Planning Guidance

Ribble Valley Districtwide Local Plan (Adopted 1998)

5.4.1 The Ribble Valley District Wide Local Plan was adopted in 1998. The application site as shown on the local plan proposals map is located within an area designated as open countryside outside of an Area of Outstanding Natural Beauty.

General Policies

Policy G1

5.4.2 Policy G1 sets out general considerations for all development proposals. It states that:

"Development proposals will be expected to provide a high standard of building design and landscape quality. Development which does so will be permitted unless it adversely affects the amenities of the surrounding area."

5.4.3 The policy contains a number of criteria which planning applications will be determined against; these are set out below together with an explanation as to why we consider the proposed development to conform to each criterion. These are:

a) *Development should be sympathetic to existing and proposed land uses in terms of its size, intensity and nature*

5.4.4 We consider that our clients' proposal conforms to the above statement as the design and layout of the development has been carefully considered in terms of its size, intensity and nature. Our client has a requirement for the housing of four horses and associated tack and feed items, and has therefore put forward the current proposal, which would see the creation of four stables and one tack room. The size of the stables is that set by the British Horse Society of 3.65m

x 3.65m which is also, a minimum requirement. The size of the tack room has also been based on these criteria, to provide sufficient space for items stored and used in the care of four horses, which we feel, is a minimum requirement for the space needed to do this. The height of the building has also been kept to a minimum by forming the pitched roof structure with a shallow pitch. We therefore feel that our clients' proposal in terms of its size and intensity has been kept to a minimum and will therefore be a sympathetic development. The application site is on a parcel of land adjacent to Longsight Road, Clayton le Dale, whereby there are many similar types of proposals which have been approved by the Council and therefore establishes the nature of our clients' proposal being acceptable to the Council.

- b) *The likely scale and type of traffic generation will be assessed in relationship to the highway infrastructure and the proposed and existing public transport network. This will include safety, operational efficiency, amenity and environmental considerations.*

5.4.5 The development utilises an existing vehicular access track which is connected to Longsight Road and as such does not propose to create a new highway access. A new access track is to be formed within the parcel of land where the stable is to be constructed, to allow vehicular access to the proposed building. It is unlikely that our clients' proposal will generate a significant level of additional traffic given the size of the proposal, and any additional traffic associated with the development will be accommodated on the existing highway infrastructure. We therefore consider that there are no highway safety issues to consider with this proposal. As mentioned earlier in this supporting statement, that although unlikely given the nature of the development, should our client wish to use the public transport network, they will be able to do so as there is a bus stop located outside the 'La Scala' restaurant.

- c) *Development should make adequate arrangements for car parking (see policy T7).*

5.4.6 Our clients' proposal allows for sufficient car parking space for two cars, which we consider is an appropriate level given the size of the development.

- d) *A safe access should be provided which is suitable to accommodate the scale and type of traffic likely to be generated.*

5.4.7 As mentioned earlier within this supporting statement, our client's proposal utilises an existing access track, connected to the main public highway network, thereby removing the need to create a new entrance onto Longsight Road. We are satisfied that the proposal will not generate a significant amount of traffic and the existing access arrangement, are appropriate for the scale and type of traffic using the proposal.

- e) *The density, layout and relationship between buildings is of major importance. Particular emphasis will be placed on visual appearance and the relationship to surroundings as well as the effect of development on existing amenities.*

5.4.8 Our clients' proposal is of a small scale and will have little impact on any buildings within the local area. The location of the proposal is within a rural residential area, with other similar developments sighted locally, and as such will not be seen in isolation. The proposed building will be well screened as it is to be constructed adjacent to existing landscaped features, which include hedgerow and tree planting. The building will be constructed in materials that are appropriate for the intended use of the building and are in keeping with the vernacular of the local area.

f) *Developments should provide adequate arrangements for servicing and public utilities.*

5.4.9 The proposed building will require very little in the way of services and utilities. There will be no requirement for a primary heating or foul drainage system. Electricity will be obtained easily from an existing supply serving the property at Nook House Farm. Surface rain water will drain into a soak away and we therefore consider that our clients' proposal conforms to the statement

g) *Developments should provide adequate daylighting and privacy*

5.4.10 We consider the requirements of this statement are met within the design of the building, with the inclusion of translucent roof lights and timber stable doors.

h) *Materials used should be sympathetic to the character of the area*

5.4.11 We reiterate that we consider the materials proposed are appropriate for the intended use of the building and are sympathetic and are in keeping with the character of the local area. The roof will be clad with grey fibre cement roof sheets, which will have translucent roof sheets fitted over each stable and tack room. The external walls are to be constructed from painted concrete block work with each stable accessed through a timber stable door. The design of the stable is to include an overhang at the front of the proposed building to create a dry area to handle the horses outside of the stables.

i) *Developments should not result in loss of important open space, including public and private playing fields.*

5.4.12 There will be no loss of important open space as part of the proposed development.

j) *Developments should not damage SSSI's, County Heritage Sites, Local Nature Reserves or sites of nature conservation importance*

5.4.13 The site is not within an SSSI, County Heritage Site or a Local Nature Reserve or any other site of nature conservation and will not have a negative impact on any such designation.

- k) *Developments should not require culverting, artificial channelling or destruction of a watercourse. Wherever possible water courses should be maintained within a reasonable corridor or native vegetation.*

5.4.14 Our clients' proposal will not damage, or require the culverting or channeling of any water courses.

- l) *Developments should be economic in the use of land, water and aggregates and should not prejudice future development which would provide significant environmental and amenity improvements*

5.4.15 Our clients' proposal is small in scale and is close to an existing vehicular access which will minimise the spread of the development. The proposal is also positioned in a corner of the field which makes efficient use of a part of the field which is difficult to farm with large modern machinery for agricultural purposes. We therefore consider that our clients' proposal makes effective use of the land.

- m) *Where it is the intention to rely upon a private water supply, developments should provide an adequate means of water supply which will not derogate the existing users.*

5.4.15 There will be no effect on the water supply to the local area as our clients' proposal will have a very little requirement for water. Any requirements for water associated with the use of the building could be obtained from recycled rain water in hoppers at the base of rain water downpipes.

Policy G5

5.4.16 Policy G5 sets out the criteria against which proposals outside the main settlement boundaries and village boundaries will be determined. The main policy consideration is that proposals are small in scale, as this is needed to protect the countryside from inappropriate development. The policy sets out five criteria to which development outside a main settlement boundary will be granted and of this list our clients' proposal strongly conforms to the following:

- (i) *essential to the local economy or the social wellbeing of the area, or*
- (iv) *small scale tourism developments, small scale recreational developments appropriate to a rural area subject to policy RT1, or*
- (v) *other small scale uses appropriate to a rural area which conform to the policies of this plan".*

5.4.17 We consider that our clients' proposal conforms to the above as the proposal will benefit the local economy as the providers of equine services will have an increased customer base. It is likely that the works to construct the stable building will be undertaken by a local building contractor and the proposal will also therefore benefit the local economy in this way. The development is for small scale recreational use. We are also able to provide examples of similar approved developments in the local area which confirms that stables

and the use of the land for equestrian purposes is an acceptable form of development.

5.4.18 Policy G5 goes on to give further explanation on this policy and states:

"the policy recognises the need to protect the countryside from inappropriate development. In doing so it must be accepted that the countryside is a working area and a source of many Ribble Valley residents' livelihoods. As such it is subject to change and to development pressures; if properly managed these can be accommodated without harming the basic character of the area."

5.4.19 Clearly this highlights the fact that development is restricted in order to protect the countryside from inappropriate development and therefore development that may have a negative impact on the visual amenity of the countryside. It is considered that our client's proposal for the construction of a stable is an appropriate form of development within the countryside.

Policy ENV3

5.4.20 Policy ENV3 deals with the development in the open countryside outside the AONB. The policy states that:

"in the open countryside, the AONB and areas immediately adjacent to it, development will be required to be in keeping with the character of the landscape area and should reflect local vernacular, scale, style, features and building materials. Proposals to conserve, renew and enhance landscape features will be permitted providing regard has been given for characteristic landscape features of the area"

5.4.21 We consider that our clients' proposal conforms to this statement as the building will be constructed in a way in which is in keeping with the vernacular of other similar developments within the local area, which includes the choice of materials. The proposal has also been designed in a way in which is to conserve the existing landscape features of the adjacent hedgerow and trees by avoiding any building works within the root protection zones.

6. SIMILAR DEVELOPMENT APPROVED WITHIN THE BOROUGH

6.1 The first application we make reference to is 3/2005/0611, which was approved on the 2 September 2005, and approved the, *"Erection of a stable block incorporating tack, feed and general storage and the creation of an outdoor ménage at Myre Edge Farm, Showley Road, Clayton-le-Dale"* This application saw the creation of a stable building of 10.3m x 21.5m x 5.9m in height, plus an outside ménage, which represents a significantly larger development, than the one put forward by our client in this instance. The materials construction materials approved by this application comprised the use of grey fibre cement roof sheets, with concrete block external walls. Clear comparisons to our client's proposal can be made from the approval of this

application. We have included an extract from the summary of reasons for approval section, of the delegated item file report:

"The proposal has no significant detrimental impact on nearby residential amenity, nor would it have an adverse visual impact or be to the detriment of highway safety".

- 6.2 The next application that we reference is 3/2006/0926, which was approved on 27 July 2007, and approved the erection of a, *"Timber stable block, ménage, midden and three car parking spaces in 17 acres at land off Ribchester Road, Dinckley"*. The application approved the creation of a stable building with the external proportions of 16.6 m x 11.5m, which are slightly more than those put forward by this proposal.
- 6.3 The next application that we refer to is application 3/2008/0868 which was approved on 19 November 2008 and saw the approval of a, *"Proposed stable block, winter turn-out area and access track (part retrospective)"*, at Yorkfield, York Lane, Langho, Lancashire, BB6 8DT. The stable building passed by this proposal has similar proportions to those of the building put forward our client's proposal in terms of external floor area and overall height. The building approved under the above application has a similar configuration to the building proposed by our client's; i.e. straight building form with an overhang. The delegated item file report for this application states:

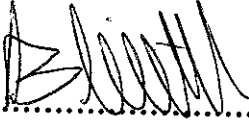
"The proposal represents an appropriate form of development and given its design, size and location would not result in visual detriment to the surrounding countryside, nor would the proposal have no significant detrimental impact on nearby residential amenity"

7. SUMMARY AND CONCLUSION

- 7.1 We consider that we have demonstrated within this report that the proposed development conforms to both the national planning policy guidance and the relevant policies of the Ribble Valley Districtwide Local Plan (1998), and their recent interpretation.
- 7.2 The proposed development will see the creation of a stable building with a vehicular access track of crushed stone, on land identified within the local plan as being within open countryside, outside of the AONB. The site is located in an area of mix residential and rural land uses and there are a number of similar developments within the local area, examples of which are provided within this statement and give clear support and justification to the principle of our client's proposal, and it's details of which include the layout and choice of materials to be used, in the construction of the stable building. In considering the design and layout of this proposal, our client is mindful of the impact that the proposed building would have on the local area and has sought to keep to a minimum any such visual impact.

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- 7.3 It is our opinion that we have demonstrated in this statement that the proposal satisfies the requirements of the relevant national and local planning policies and it is our firm opinion therefore that the application should be looked upon favourably by the Council.

Signed..........Date.....14/09/12.....
A J Mitchell BSc (Hons) (For and on behalf of Gary Hoerty Associates)