Mark Baldry

From: Judith [judith@jdixontownplanners.co.uk]
Sent: 15 January 2013 14:53
To: Mark Baldry
Subject: 3/2012/01034 Osbaldeston Riding Centre
Follow Up Flag: Follow up
Flag Status: Completed
Attachments: TRI-0852_03-C-A3.pdf; TRI-0852_04-C-A3.pdf

Dear Mark,
I write in response to the email you received from JWPC Ltd on behalf of the residents of Oxendale Hall, Oxendale Hall Farm, Little Oxendale and Parkgate Osbaldeston.

In regards to the potential increase in traffic to the site we have already expressed in our planning statement that the development will not cause any significant change in the traffic characteristics at the site. The applicant has informed me that very recently 30mph limit signs have been erected on Osbaldeston Lane and junction markings have been painted by the highway Authority at the "crossroads" by the site entrance.

The applicant appreciates the neighbouring residents desire to see some perimeter landscaping and he would be agreeable to its provision. This can be dealt with by way of a planning condition requiring a landscaping scheme to be submitted to and agreed with the Council.

Attached are amended plans showing the proposed lighting for the outdoor arena positioned on posts on the east side of the arena facing away from the neighbouring properties. Please will you accept this plan as an amendment to the application?

In regard to the outside public address system; this is only used occasionally when outdoor events are held which occur during the day time. As the application relates only to the provision of new indoor facilities and the replacement of existing outdoor facilities there will be no increased us in the public address system. The applicant is not aware that there have been any complaints to the Council regarding the use of the public address system and believes that it operates at a reasonable noise level.

The residents request that the horse box parking on the east side of the arena be re-sited. This is already proposed as part of the scheme. The existing site plan shows an area of chippings to the east of the existing outdoor arena. This area is presently used for the horse box parking. On the proposed site plan the new outdoor arena is adjacent to the field and no horse box parking is proposed adjacent to it. The horse boxes which previously parked here will use the main parking area.

Kind regards.

Yours sincerely

Judith

Judith Douglas Bsc Hons DipTP MRTPI
Janet Dixon Town Planners Ltd
10A Whalley Road
Clitheroe
Lancs
BB7 1AW
01200 425051 TEL
01200 426471 FAX