



**RIBBLE VALLEY
BOROUGH COUNCIL**

Council Offices, Church Walk, Clitheroe, Lancashire. BB7 2RA

Tel: 01200 425111

www.ribblevalley.gov.uk

18 NOV 2012

ATTENTION OF

For office use only

Application No.

320121034P

Date received

Fee paid £

Receipt No:

**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:	N	Surname:	Bargh
Company name:	Ross Farms Lancs Ltd				
Street address:	Osbaldeston Riding Centre, Osbaldeston Lane				
Town/City:	Osbaldeston				
County:	Blackburn				
Country:					
Postcode:	BB2 7LZ				
Telephone number:	Country Code	National Number	Extension Number		
Mobile number:					
Fax number:					
Email address:					
Are you an agent acting on behalf of the applicant? ☒ Yes ☐ No					

2. Agent Name, Address and Contact Details

Title:	Mrs	First Name:	Judith	Surname:	Douglas
Company name:	Janet Dixon Town Planners Ltd				
Street address:	10A Whalley Road				
Town/City:	Clitheroe				
County:	Lancs				
Country:					
Postcode:	BB7 1AW				
Telephone number:	Country Code	National Number	Extension Number		
Mobile number:		01200 425051			
Fax number:					
Email address:	judith@dixontownplanners.co.uk				

3. Description of the Proposal

Please describe the proposed development including any change of use:

Replacement outdoor arena and new indoor arena.

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

☐ Yes ☒ No

4. Site Address Details

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

House: Suffix:

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

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):

Officer name:

Title: First name: Surname:

Reference:

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

Details of the 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

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

9. Materials

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

9. (Materials continued)

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Walls - description:

Description of *existing* materials and finishes:

Profile panels concrete panel and metal profile sheets.

Description of *proposed* materials and finishes:

concrete panels, metal cladding slate blue.

Roof - description:

Description of *existing* materials and finishes:

Profile sheets

Description of *proposed* materials and finishes:

Concrete fibre profile sheeting and clear profile sheeting

Windows - description:

Description of *existing* materials and finishes:

Clear profile sheets

Description of *proposed* materials and finishes:

Clear profile sheets

Doors - description:

Description of *existing* materials and finishes:

Metal painted finish

Description of *proposed* materials and finishes:

Metal painted finish

Boundary treatments - description:

Description of *existing* materials and finishes:

Menage fencing - post and rail timber fencing

Description of *proposed* materials and finishes:

Menage fencing - post and rail timber fencing

Lighting - add description

Description of *existing* materials and finishes:

Outdoor arena - three lamps on posts.

Description of *proposed* materials and finishes:

Outdoor arena - existing lamps to be relocated and fixed onto the side of the new indoor arena facing the new outdoor arena.

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:

Design, Access Planning and Transport Statement.

TRI-0852 01B Location Plan

TRI-0852 02B Existing Site Layout

TRI-0852 03B Proposed New Arena

TRI-0852 04B Proposed Plans and Elevation

10. Vehicle Parking

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	40	40	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)	50	50	0
Short description of Other	Horse boxes or car and trailer		

11. Foul Sewage

Please state how foul sewage is to be disposed of:

Mains sewer

☐

Package treatment plant

☐

Unknown

☐

Septic tank

☐

Cess pit

☐

Other

None required

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:

Equestrian use

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)

18. All Types of Development: Non-residential Floorspace (continued)

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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	0.0	0.0	1683.5	1683.5
	Total	0.0	0.0	1683.5	1683.5

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	3	0	3
Proposed employees	3	0	3

20. Hours of Opening

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

Use	Monday to Friday		Saturday		Sunday and Bank Holidays		Not Known
	Start Time	End Time	Start Time	End Time	Start Time	End Time	
Other							☒

21. Site Area

What is the site area?

3,204 sq. metres

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: Mrs First name: Judith Surname: Douglas
Person role: Agent Declaration date: 14/11/2012 ☒ 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

Notice recipient		Date notice served
Name:	Sole Tenant-not applicable	
Number:	Suffix:	
Street:		
Locality:		
Town:		
Postcode:		

Title: Mrs First Name: Judith Surname: Douglas
Person role: Agent Declaration date: 14/11/2012 ☒ 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. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

☒ Date 14/11/2012

PLANNING, DESIGN AND ACCESS AND TRANSPORT STATEMENT

PROPOSAL: REPLACEMENT OUTDOOR ARENA AND NEW INDOOR ARENA

SITE: OSBALDESTON RIDING CENTRE

APPLICANT: ROSS FARMS LANCS LTD

320121034P

1. INTRODUCTION

- 1.1 This Planning, Design and Access and Transport Statement is in support of a planning application by Osbaldeston Riding Centre. The application seeks full planning permission for the erection of an indoor riding arena and the relocation of the existing outdoor arena.
- 1.2 Osbaldeston Riding Centre was established in the 1962 with significant improvements carried out in 1989 after the new regulations were introduced for spectator accommodation after the Bradford fire. The Centre has two indoor arenas and one outdoor arena at present. The indoor arenas are used for competitions. The main arena is used for the competition and the smaller collecting ring is used to warm up prior to the competition. The outdoor arena is used by people who have horses in livery on the site. The centre provides 65 liveries. The liveries can only use the smaller of the indoor arenas (collecting ring) when it is not in use for competitions.
- 1.3 Since the Riding Centre was established the amount of liveries available in the region has increased considerably. In order to remain competitive, and to offer high quality facilities comparable to other similar businesses, the owners wish to provide indoor arena facilities solely for use by people with horses in livery at the site in addition to an outdoor arena. The proposal is to cover over the existing site of the outdoor arena to create an indoor arena and to create a new outdoor arena adjacent to it. As the proposal does not include the increase in the number of livery places available there will be no increase in the traffic generated at the site or the number of people using the facilities. The aim is to improve the facilities offered to existing livery users in order to increase the long term viability and profitability of the business.

2. SITE AND SURROUNDINGS

- 2.1 The site lies approximately 1.4 km to the north of Osbaldeston and the A59 in an area which is designated as open countryside in the adopted Ribble Valley Districtwide Local Plan. The Riding Centre comprises two indoor arenas and outdoor arena, livery stabling for 65 horses, and car park. The Riding Centre also has 60 acres of land.
- 2.2 The site lies in an area of relatively flat land and is surrounded by fields. Hedges and trees run along the field boundaries.

3. DESIGN AND ACCESS

3.1 The proposal

Planning permission is sought to cover over the existing outdoor arena to create an indoor arena and to build a new outdoor arena with lighting adjacent to it.

3.2 Use

The new indoor and outdoor arenas will be mainly used by people who have horses in livery at the site. This enables those riders who have horses at the site to be able to train and exercise their horses at all times of the year. There is an exception to this which will be when competitions are being held. This is in order to be able to offer similar 'warm up' facilities to other competition venues but more importantly to improve safety at the site.

- 3.3 At the present time competitors arrive at the site unload their horses and walk them across the vehicular entrance to the spectator car park and into the collecting ring within the Equestrian Centre. This is the smaller of the two arenas within the existing Centre and is used by competitors to warm up their horses before the competition. The existing route from the horse box to the collecting ring results in horses, riders, spectators and vehicles coming into contact with each other.
- 3.4 It is proposed that the new indoor arena will be used by competitors to warm up their horses prior to the competition. The route from the horse box to the new arena avoids contact with spectators and vehicles significantly reducing the potential for injury to people and horses. The existing collecting ring has been

criticized by competitors as being undersized compared to other venues. The new arena is comparable in size to collecting rings and warm up areas at other venues. Competitions will not be held in the new arena, it will only be used during competitions for warming up. As competitions are not held every weekend it is clear that the new indoor arena will be used mainly by liveryes.

- 3.5 The new arena gives greatest benefit to people with horses in livery at the site. The present arrangement is that liveryes can use the exiting collecting ring when it is not being used for competitions. They have no access to the main arena at the present time. This means that at weekends when competitions are held they have no access to indoor facilities. The new arena will give liveryes access to indoor facilities at all times. The new arena will be available to them during the week and when there are no competitions at weekend. The 'loose' area and 'lungeing' will be available to liveryes all of the time and the old collecting ring in the existing Centre will be available to them during competitions when the new arena is being used for warming up.

3.6 Amount

The proposed indoor arena measures approximately 61m by 25m which includes a large covered arena and two smaller training areas as marked. Attached to this is a covered holding area 11m by 13m where for safety, riders and horses wait to use the arena. The outdoor arena measures 60m by 24m.

3.7 Layout

The existing outdoor arena is to be covered over and a replacement outdoor arena created next to the new building so that all the facilities are grouped together at the site.

3.8 Scale

The new indoor arena will have the same ridge height as the existing indoor arena at 8.127m and an eaves height of 4.131m. Its footprint is less than the existing indoor arena building.

3.9 Appearance

The building comprises a single steel framed building with the holding area attached. The sides to the building are formed of concrete panels with dark blue/grey corrugated sheeting. The shallow pitched roofs are also formed of concrete fibre sheeting.

3.10 Landscaping

No landscaping is proposed as part of the development as the building stands within an already well established group of buildings. There are hedges and trees alongside field and road boundaries in the wider area, which break up long views.

3.11 Access

Vehicular access will be via existing access. As the proposed facilities are intended to enhance existing facilities and as we have demonstrated there will be no increase in vehicular activity at the site an no need for any additional parking facilities at the site.

4. INVOLVEMENT

- 4.1 Pre-application advice was sought from the Council and a letter received on the 2nd October 2012. This confirmed that the proposed development is acceptable in principle. Specific requests in the advice regarding the proposed materials have been addressed and additional information regarding traffic levels and changes is included in this statement. See appendix - Pre-application advice.

5. PLANNING HISTORY

- 5.1 3/2001/0486 Change of house type to include a conservatory approved 09/04/2002.
- 3/1993/0760 Erection of a managers dwelling. Replacement of private access road and associated landscaping.
- 3/1991/0398 New stable block approved 31/07/1991
- 3/1990/0081 Stable block approved 01/05/1990
- 3/1989/0826 Extension to existing arena to provide new spectator stand and facilities approved 14/12/1989
- 3/1989/0584 Demolition and extension to arena to provide improved canteen, kitchen, lounge bar, spectator and toilet facilities. Approved 05/10/1989

6. PLANNING POLICY

6.1 Nation Planning Policy Framework.

In the section headed "supporting a prosperous rural economy" paragraph 28 the framework requires plans to support the sustainable growth and expansion of all types of businesses and enterprise in rural areas, including well designed new buildings; promote the development and diversification of land-based rural businesses.

Ribble Valley Districtwide Local Plan

6.2 The most relevant of the saved policies are:

- Policy EMP8 Extensions/expansions of firms outside main settlements - the expansion of businesses on land outside main settlements will be allowed where it is essential to maintain the existing source of employment
- Policy ENV3 (Open countryside outside the Area of outstanding Natural Beauty) – development proposals will be required to be in keeping with the character of the landscape area and should reflect the local vernacular.
- Policy G1 (Development Control) requires all applications for development to provide a high standard of design and landscape quality.

7. PLANNING ISSUES AND ASSESSMENT

7.1 The main issues for consideration in this case relate to:

- the principle of the development;
- the visual impact of the development;
- highway safety; and
- neighbouring amenity

7.2 Each of these issues are addressed in turn below.

Principle

7.3 Osbaldeston Riding Centre is a well established business operating within the countryside. When the Centre first opened it was one of three in the area the others being Barton Equestrian Centre at Bilsborrow and Valiants Equestrian Centre at Out Rawcliffe. This has now increased to nine equestrian centres within 18 miles of Osbaldeston. Planning permission has recently been granted for competitions to be held at the nearby Northcote Stud at Langho. With an increasing level of competition from sites with similar businesses in the region it has become clear that Osbaldeston Riding Centre needs to improve the facilities it offers, in order to retain its place within the market, and in order to keep existing customers. Policy EMP8 acknowledges that that existing established businesses will need to be able to expand and extend in order to retain existing sources of employment. The proposed development falls within this category of development and is in principle acceptable under policy EMP8.

7.4 Livery accounts for half of the Riding Centre's income. This side of the business is less labour intensive, less complex to organise and less time consuming to operate than the events and competitions side of the business. In business terms it is economically more efficient if the livery side of the business is improved to increase income rather than the events and competitions side of the business. The aim of this proposal is to increase the facilities offered to the existing livery customers to retain customers and to justify increasing fees. The number of livery places will not increase as a result of the proposal.

Visual impact.

7.5 The proposal is to erect an additional covered arena over the footprint of the existing outdoor arena and to create a new outdoor arena adjacent to this. The development is next to the existing arena building and will be grouped with it. The proposed indoor will be viewed against the existing development. The existing trees and hedges around the development provide screening. Outdoor lighting to illuminate the outdoor arena is proposed. The existing lamps will be relocated and fixed to the wall of the new indoor arena which faces the outdoor arena. As we are

not aware of any problems with the existing lighting arrangements we anticipate that none will arise as a result of their relocation.

Highway safety.

- 7.6 The proposed development will not increase the number of vehicle trips to the site as the number of stables at the site is not to increase and the proposed arenas are for the use of existing customers to enhance the facilities available to them at the site. The existing car parking area is adequate for the site and will not need to be extended as a result of this development. See Transport Statement below.

Neighbour Amenity

- 7.7 The nearest residential property to the proposed development is Little Overdale to the south some 70m away from the proposed building. The low-key nature of the use of the building and the arena would result in no noise or other disturbance to the occupiers of any houses.

Transport Statement

- 7.8 There are 65 DIY livery places at the site. Some customers keep more than one horse at the site making an average of 1.75 horses per customer. Horses need to be fed twice a day. During the week most horses are fed in the morning by staff at the centre. Customers visit their horse once a day to feed, clean and exercise the horse. Each customer visits the site once a day during the week although some visit twice a day (morning and evening). At the weekend a rota is set up so that one customer from each block of stables feeds the horses in that block in the morning. There are six stable blocks. All of the customers visit their horses once in the day during the weekend. Visits to the centre may be as little as an hour but is usually longer than this to make use of the facilities and to socialise as this is after all a recreational activity. It is not usual for customers to make multiple trips to the centre during the day. The introduction of an indoor arena for use by livery customers is likely to increase the length of the customers stay at the Centre not increase the number of trips.
- 7.9 The Council's pre-application advice expressed a concern that the provision of an indoor arena would increase the number of visits to the site. Expressing the view that at present in the event of a competition being held there are no indoor facilities

available for livery customers and that to an extent visits by livery clients is reduced. With the availability of a dedicated indoor arena competitions and livery customers could run in parallel and consequently the number of visits to the Centre would increase.

- 7.10 This is not the case. Livery customers visit their horses on a daily basis for horse welfare reasons. The livery customers would normally make at least one trip to the centre each day of the weekend. The ability to use the new indoor arena extends the scope of the recreational facilities available to them at the site. The only 'increase' involved will be the length of time livery customers stay at the site due to the pleasure derived from the use of the dedicated indoor arena. It is unlikely that the number of trips to the site will increase.
- 7.11 Competitions are held at the Centre at weekends. The Centre may have a competition on both Saturday and Sunday in Spring and Autumn, one or no competitions during the summer months and one or no competitions towards the Christmas period as demand drops off. This averages out at about 1.3 competitions per weekend. Competitions attract as a maximum 75 competitors and as a minimum 23-30 competitors. Competitors arrive with horse boxes or with a car and trailer. Many horse boxes can accommodate 2-4 horses. Spectators average about 30-40 for larger competitions which would attract about 15-18 cars in addition to horse boxes. The site has a dedicated car park for cars with a height barrier which holds approximately 20 cars. This car park is rarely full. There is also a large car park for parking boxes and cars with trailers and a separate parking area for liveries.
- 7.12 The number of competitors in a competition is dictated by the number that can be accommodated in the competition arena. It is not proposed to increase the size of the competition arena, and therefore the number of people in the competition and the number of competitions will not increase as a result of the proposal. The proposed new indoor arena will be used to warm up horses for the competition but the actual competition will only be held in the existing indoor arena.
- 7.13 There is no 'peak traffic' associated with the competitions since they are run with about 7 to 8 classes (competitions of varying degrees of difficulty) during the day.

The start and finish of each class is not fixed as the number of competitors per class varies. Entry to the classes is on the day and not pre-booked. The traffic tends to operated in a rolling arrival and departure during the day.

- 7.14 Other traffic to the site comprises staff at 3 cars per day, shavings for bedding delivered every 2 months by wagon, oil delivery once a month by small tanker. Occasionally, about once a month during the week the indoor arena is hired to a specialist instructor who holds master classes for about 10-12 people.

Daily Visits

	Number of vehicles	Vehicle Type	Peak Times	Expected increase
Staff	3	Cars	Morning/ evening	None
Livery	37	Cars	Afternoon/evening	None
Total	40			0

Monthly Visits

Deliveries	No of vehicles per month	Vehicle type	Peak times	Expected Increase
Shavings	1 every 2 months	Wagon	None	None
Oil	1 per month	Tanker	None	None
Total	1.5			

Competitions

	No of vehicles per competition day	Vehicle type	Peak times	Expected increase
Competitors	35 to 75	Horse box or car+trailer	None	None
Spectators	15 to 18	Cars	None	None
Total	50 to 93			

8. CONCLUSION

- 8.1 When the current Equestrian Centre building first opened in the 1990's the competitions held there did attract a high number of competitors and this did lead to difficulties on the roads surrounding the Centre. At that time there were few similar venues but this has changed considerably since with more venues now available. The number and intensity of competitions at the Centre has reduced. The DIY livery at the centre provides a regular predictable income. The choice to make the DIY livery side of the business more profitable by providing improved facilities to existing customers aims to secure the business at a time when overheads are increasing. The alternative would be to try and increase the income of the business through promoting competitions. The applicant is reluctant to do this because this element of the business is susceptible to competition from other venues causing the income from this side of the business to be less secure.
- 8.2 The proposed development provides improved facilities for liveries, better health and safety arrangements for transferring horses from horse box to Centre and improved warm up facilities for competitions. The proposed development will secure the long term future of this well established rural business and will contribute to the strengthening of the wider rural economy by its continued employment provision and through the day to day transactions with other rural services and businesses. This development will not result in increased traffic or customers to the site rather that it will provide enhanced facilities to secure the long term viability of the business.

Appendix

Pre-application advice dated 2nd October 2012

Judith Douglas Bsc(Hons) Dip TP MRTPI

Janet Dixon Town Planners Ltd.

10A Whalley Road, Clitheroe, Lancashire BB7 1AW

01200 425051

November 2012



RIBBLE VALLEY BOROUGH COUNCIL

please ask for: Mark Baldry
 direct line: 01200 414571
 email: mark.baldry@ribblevalley.gov.uk
 my ref: RV/2012/ENQ/00136
 your ref:
 date: 2nd October 2012

Council Offices
 Church Walk, Clitheroe
 Lancashire BB7 2RA

Tel: 01200 425111
 Fax: 01200 414488
www.ribblevalley.gov.uk

Dear Ms Douglas

Pre-application planning advice – Osbaldeston Riding Centre, Osbaldeston, Blackburn, BB2 7LZ: Proposed replacement outdoor arena and new indoor arena for livery use.

I am writing with regard to the above matter and further to our site meeting. Please accept my apologies for the delay in responding to you. As we had previously discussed I was awaiting a response from the County Surveyor (Highways), which you were willing to wait on. I have now received this response allowing me to respond fully.

In offering this advice I am mindful of the prevailing planning policies contained within the National Planning Policy Framework (NPPF) and the Ribble Valley Districtwide Local Plan.

The information you have submitted proposes the enclosure of an existing outdoor arena to form an additional indoor arena and the provision of a new outdoor arena at Osbaldeston Riding Centre for livery use. The development site is located within the open countryside as defined by the Districtwide Local Plan.

Further to my site meeting on 26th July 2012 with Janet; having considered your proposals my comments are as follows;

The principle of the proposed development is established within the context of policies G1 and ENV3 of the Local Plan. The open countryside location of the development site by no means precludes development of this nature. However any development would be expected to be in keeping with the character of the landscape area and accord with Policy ENV3.

Having considered your proposals; I am of the opinion that whilst the development would be quite substantial in nature I do not believe it would result in a building and associated land use that would be incongruous upon the character and setting of the open countryside. One of the reasons for this is that the proposed development would

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be grouped with the existing buildings of the riding centre. Therefore when viewed from outside the site the development would correspond and be well associated to the established group; rather than being isolated. The proposed construction and appearance of the building would also be in keeping for an open countryside location, in my opinion. This is because it would be constructed in much the same way as an agricultural building.

With regard to the proposed construction materials, these in principle are considered appropriate. However the LPA would prefer the use of slate blue sheeting rather than anthracite. This is because the darker finish provided by slate blue would reduce the overall visual impact of the building upon the landscape.

The immediate land use around the site is predominantly open countryside, with existing hedgelines and tree groups. To an extent these would provide a degree of screening. The most prominent public view of the proposed development would be from the public right of way located to the East of the existing outdoor arena. However I feel that the proposed development, particularly the new building would be a sufficient distance away from the public right of way as to not be an area of immediate concern.

Within your submission you state that the number of liveries at the site will not increase and therefore nor should the amount of traffic visiting the site; I am uncertain that this would actually be the case in practice. At present the facilities provided by the riding centre mean that in the event of a competition being held there is no indoor facilities for customers who hold a livery at the site. Therefore in the event of a competition being held I would anticipate that to an extent visits by livery clients is reduced. The submitted proposals would create dedicated facilities for both competitions and livery. This would allow them to operate in parallel to one another. Therefore, where previously visits by livery customers may have being reduced during competitions due to the unavailability of facilities the provision of dedicated facilities for both would mean that this would no longer be an issue. I would therefore anticipate that this could lead to the potential for a modest increase in traffic visiting the site; and a subsequent intensification of use of the site

Notwithstanding this, on the basis of the information submitted the County Surveyor (Highways) has no objections in principle at this stage to the proposed development. He does however feel that careful consideration needs to be given to the numbers and type of vehicles that visit the site. At the point of submitting an application a brief transport statement covering such matters should be submitted. For your convenience and clarity I have enclosed a copy of his full comments; including his contact details.

Within your submission you detail that the outdoor arena would be illuminated. Without any firmer details on the matter I am unable to offer any detailed comment. However if such lighting were to be installed I would advise that it shouldn't be overtly bright to an extent where it would either be detrimental to the residential amenity of the area or generally be a new source of light pollution.

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In addition to this a similar issue may arise with sound pollution if new or additional public address systems were required. Such systems may give rise to amenity issues that would have to be adequately addressed or mitigated against either at the design stage or through the use of appropriate planning conditions.

In view of the above comments I am of the opinion that in principle the proposed development would be considered appropriate and at this stage see no objection to a development of this nature, subject to the detailed design being considered suitable.

I hope this advice is useful, but please note this is an Officer opinion only and whilst my comments are made for your information and guidance only, they are without prejudice to any recommendation the Council may make on any subsequent application or the ultimate determination thereof.

Yours sincerely



MARK BALDRY
ASSISTANT PLANNING OFFICER

Ms. J. Douglas
Janet Dixon Town Planners Ltd.
10A Whalley Road.
Clitheroe
Lancashire
BB7 1AW

Mark Baldry

From: Hornby, Mark [Mark.Hornby@lancashire.gov.uk]
Sent: 14 September 2012 11:48
To: Mark Baldry
Subject: RE: Consultation for Pre-Application Enquiry: Osbaldeston Riding Centre, Osbaldeston, Blackburn, BB2 7LZ.
Follow Up Flag: Follow up
Flag Status: Red
 Mark

Whilst I have no objection in principle to the proposals at this stage, I think careful consideration needs to be given to the numbers and types of vehicles that visit the site at present and could potentially do so in future. A brief Transport Statement covering such matters could be submitted with the detailed planning application. I am happy to discuss this with the applicant at any stage.

Regards

Mark Hornby BEng MSc MCIHT
 Principal Engineer (Developer Support)
 Environmental Services East
 Lancashire County Council
 T: 01254 828052
 M: 07891 238303
www.lancashire.gov.uk

From: Mark Baldry [mailto:Mark.Baldry@ribblevalley.gov.uk]
Sent: 12 September 2012 12:00
To: Hornby, Mark
Subject: Consultation for Pre-Application Enquiry: Osbaldeston Riding Centre, Osbaldeston, Blackburn, BB2 7LZ.

Dear Mark

Do you have any comments regarding the above pre-app. If you have any queries contact me.

Regards

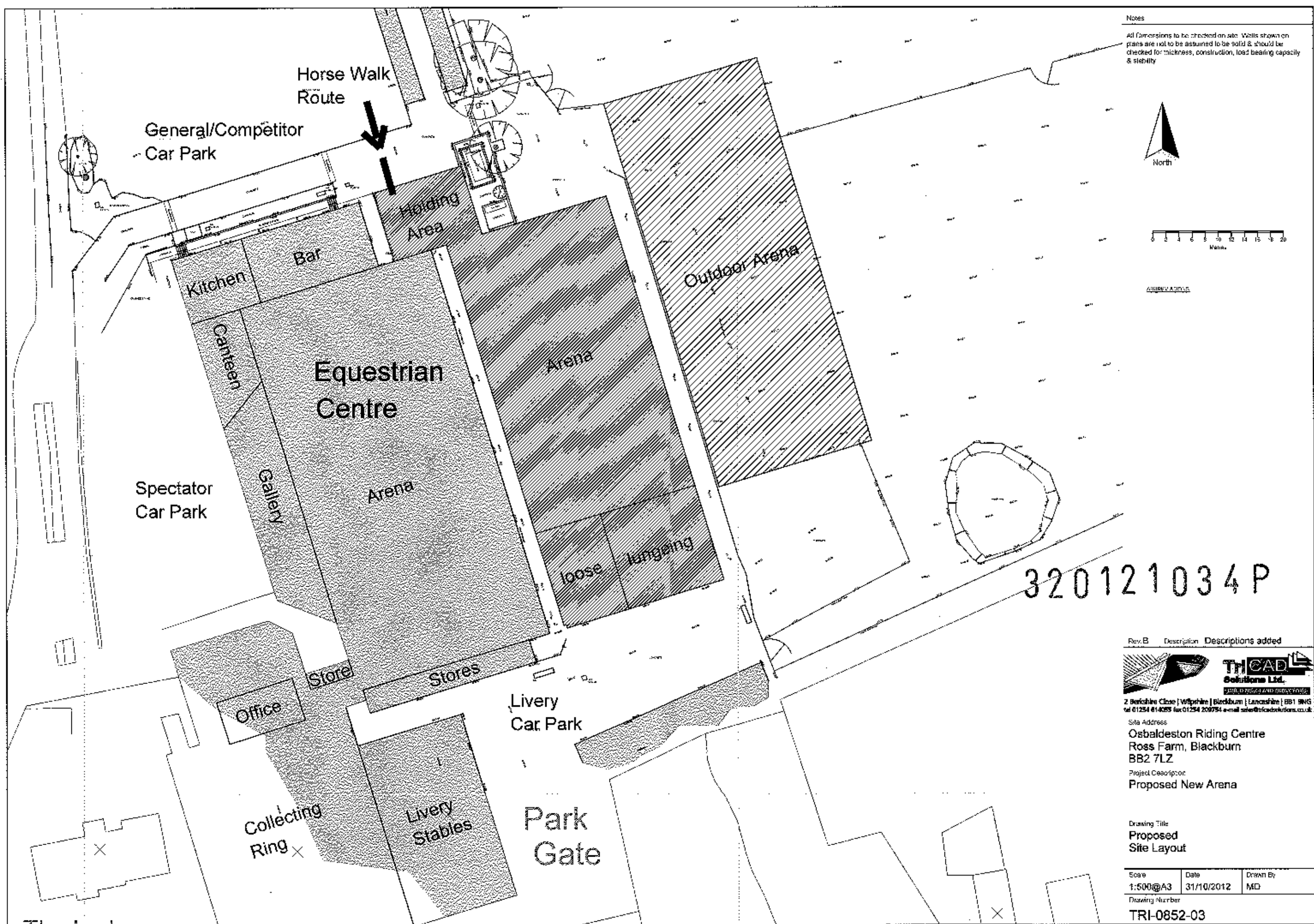
Mark Baldry
 Assistant Planning Officer

E: mark.baldry@ribblevalley.gov.uk T: 01200 414571

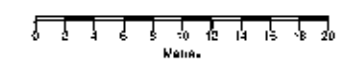
Ribble Valley Borough Council
 Council Offices
 Church Walk
 Clitheroe
 Lancashire
 BB7 2RA

From: Mark Baldry
Sent: 04 September 2012 09:11

02/10/2012



Notes
 All dimensions to be checked on site. Walls shown on plans are not to be assumed to be solid & should be checked for thickness, construction, load bearing capacity & stability



ABBREVIATIONS

320121034P

Rev.	Description	Descriptions added
1	Initial Design	
2	Revised Design	
3	Final Design	

THCAD Solutions Ltd.
 2 Berkshire Close | Wilpshire | Blackburn | Lancashire | BB1 9NG
 Tel: 01254 614085 Fax: 01254 209754 e-mail: sales@thcad.co.uk

Site Address
 Osbaldeston Riding Centre
 Ross Farm, Blackburn
 BB2 7LZ

Project Description
 Proposed New Arena

Drawing Title
 Proposed Site Layout

Scale 1:500 @ A3	Date 31/10/2012	Drawn By MD
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Drawing Number
 TRI-0852-03

General/Competitor
Car Park

Kitchen

Bar

Canteen

Equestrian
Centre

Gallery

Arena

Outdoor Arena

Spectator
Car Park

Horse Walk
Route

Office

Store

Stores

Livery
Car Park

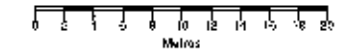
Collecting
Ring

Livery
Stables

The Lodge

Notes

All dimensions to be checked on site. Walls shown on plans are not to be assumed to be solid & should be checked for thickness, construction, load bearing capacity & stability.



DEPRECIATIONS

320121034P

Rev. B Description. Descriptions added



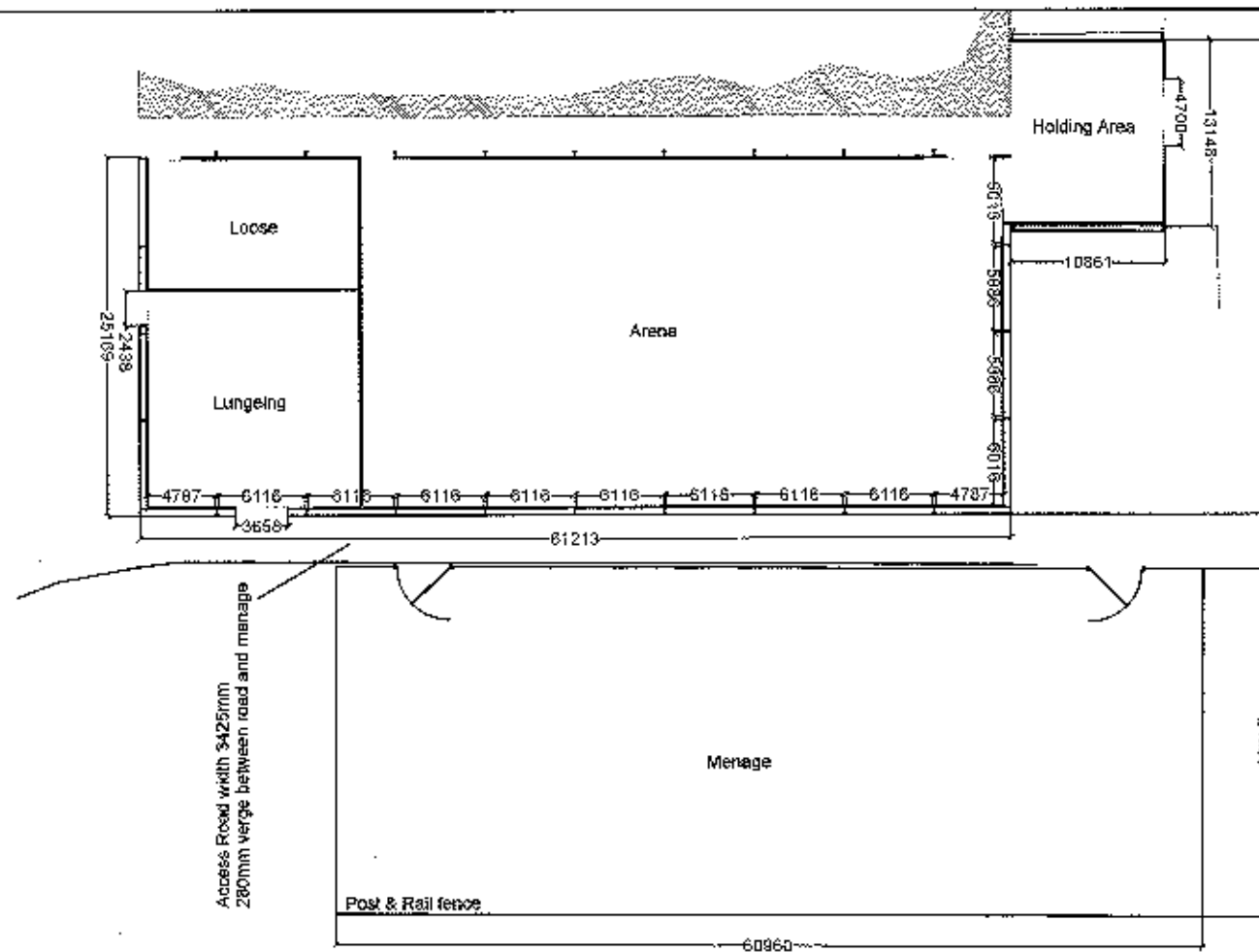
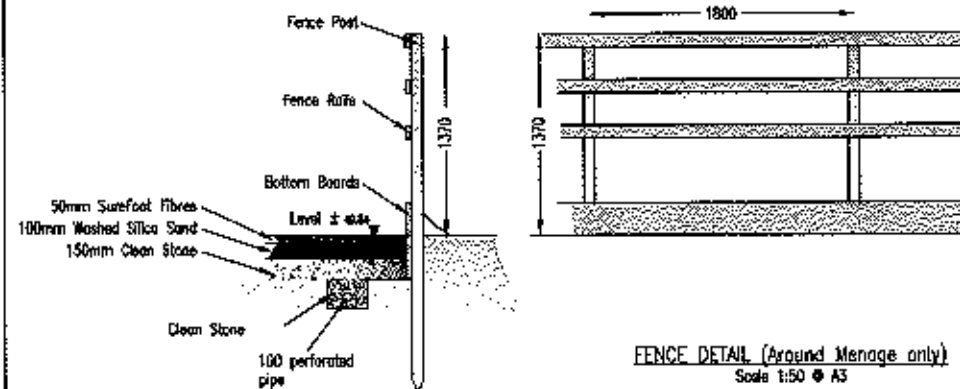
2 Berkshire Close | Wiltshire | Blackburn | Lancashire | BB1 9NG
tel 01254 614025 fax 01254 209754 e-mail sales@tricadsolutions.co.uk

Site Address
Osbaldeston Riding Centre
Ross Farm, Blackburn
BB2 7LZ

Project Description
Proposed New Arena

Drawing Title
Existing
Site Layout

Scale	Date	Drawn By
1:500@A3	31/10/2012	MD
Drawing Number TRI-0852-02		

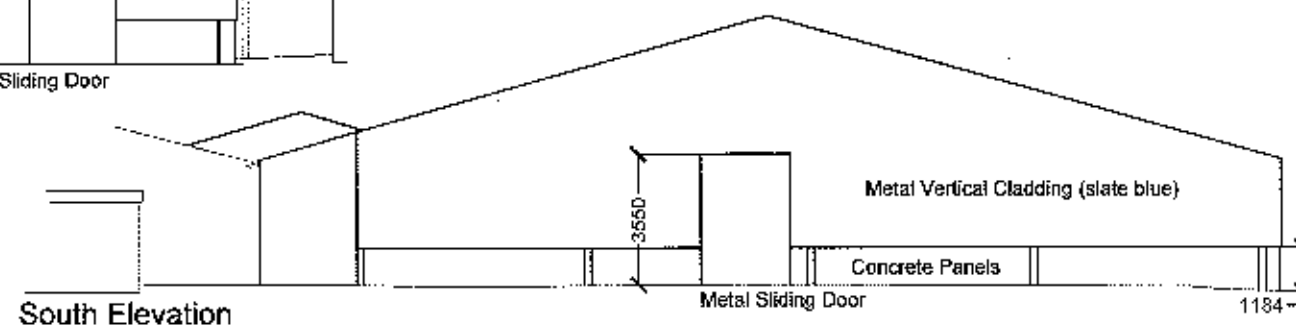
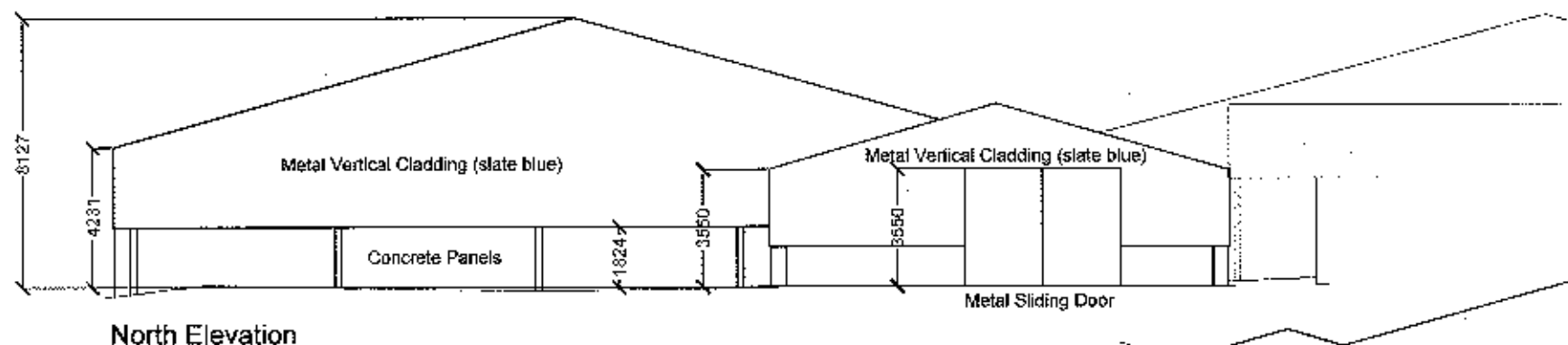
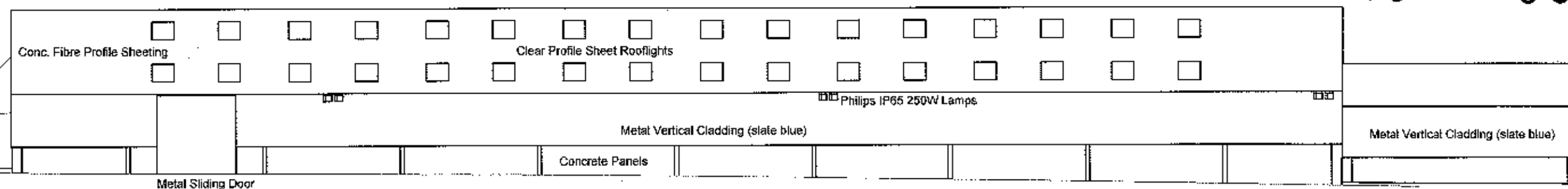


Notes
All Dimensions to be checked on site. Walls shown on plans are not to be assumed to be solid & should be checked for thickness, construction, load bearing capacity & stability.



ABBREVIATIONS

320121034P



Rev A Description: Colour change & lamps



2 Berkshire Close | Wilpshire | Blackburn | Lancashire | BB1 9NG
tel 01254 614055 fax 01254 209754 e-mail sales@tricadsolutions.co.uk

Site Address

Osbaldeston Riding Centre
Ross Farm, Blackburn
BB2 7LZ

Project Description

Proposed New Arena

Drawing Title

Proposed Plans & Elevations

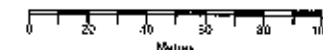
Scale	Date	Drawn By
As Shown	22/10/2012	MD

Drawing Number

TRI-0852-04

Notes

All Dimensions to be checked on site. Walls shown on plans are not to be assumed to be solid & should be checked for thickness, construction, load bearing capacity & stability



320121034P

Rev.0 Description Issued



2 Berkshire Close | Wiltshire | Blackburn | Lancashire | BB1 9HG
tel 01254 614035 fax 01254 289764 e-mail sales@tricadsolutions.co.uk

Site Address

Osbaldeston Riding Centre
Ross Farm, Blackburn
BB2 7LZ

Project Description

Proposed New Arena

Crawing Title

Location Plan

Scale	Date	Drawn By
1:2500@A3	27/04/2012	MW

Crawing Number

TRI-0852-01