

Ribble Valley Borough Council

DELEGATED ITEM FILE REPORT - APPROVAL

Ref: CB

Application No:	3/2014/0593/P
Development Proposed:	The erection of three stables, tack room and menage for the applicants private use at West Dockber Farm, Sawley, BB7 4LF.

CONSULTATIONS: Parish/Town Council

Sawley Parish Council - No comments or observations received.

CONSULTATIONS: Highway/Water Authority/Other Bodies

Environment Directorate (County Surveyor) - No objections.

Environment Directorate (AONB Officer) – No comments or observations received.

CONSULTATIONS: Additional Representations.

No representations have been received.

RELEVANT POLICIES:

Ribble Valley Districtwide Local Plan

Policy G1 – General Considerations.

Policy G5 – Development Strategy.

Policy ENV1 – Area of Outstanding Natural Beauty.

Policy ENV13 – Landscape Protection.

Ribble Valley Core Strategy Proposed Main Modifications

Key Statement EN2 – Landscape.

Policy DMG1 – General Considerations.

Policy DMG2 – Strategic Considerations.

Policy DME1 – Protecting Trees and Woodland.

Policy DME2 – Landscape and Townscape Protection.

National Planning Policy Framework

Section 11 – Conserving and enhancing the natural environment.

COMMENTS/ENVIRONMENTAL/AONB/HUMAN RIGHTS ISSUES/RECOMMENDATION:

The application relates to an established farm, which equates to 119 acres, within the Area of Outstanding Natural Beauty to the north east of the village of Sawley.

The proposal is for a stable block for three horses including a tack room and for an exercise arena/ ménage, for the applicant's personal use. The stables would be located opposite the farmhouse adjacent to an existing group of agricultural buildings. They would have approximate dimensions of 14m x 5.49m x 2.4m to eaves height and 3.14m to the ridge. The depth of the stables and tack room would be 3.66m. The roof would extend over the front of the stable doors by 1.83m. Materials would consist of timber clad walls and would have black roof sheets. The arena would run parallel to the lane in front of the property and would measure 20m x 40m. A timber post and rail fence measuring 1.3m would surround the arena.

The proposal is reasonably small scale and would be used for the applicant's personal use, I am therefore confident the proposal is in accordance with Policy G5 of the DWLP.

On the basis of the proposed stables and ménage being for the applicant's personal use, the Highway Authority has raised no objections to the proposal.

The building and arena is to be located adjacent to existing agricultural buildings and would be seen as part of an existing established group. The farm and its buildings are located on a hillside, however, the stables and arena are to be sited on a relatively flat piece of land, therefore minimal infilling of the land should be required. More so because the proposals will not extend in to the field as far as the existing agricultural buildings which have required significant backfilling. I am reasonably satisfied that it would not result in harm to the amenities of the area.

From long range views and from the Public Right of Way network which surround the site (Bridleway no.16 and Footpaths no. 17 and 18) the stables and arena would be seen as part of the established group. The planting of a hawthorn hedge along the northern boundary, next to the access road to this and the neighbouring farm and Bridleway no.16, would connect to an existing hawthorn hedge to the west boundary of the field. This would be an environmental improvement and could comply with Policy DME1 of the emerging Core Strategy.

West Dockber Farm is located in the eastern end of a semi-detached post war dwelling. The applicant also owns the western end of the pair. Notwithstanding this, I do not consider the proposals would adversely affect the residential amenity of this property, known as Dockber Cottage, nor of the occupiers of Dockber Laithe Farm.

On this basis, I recommend the application be approved subject to conditions in respect of the new hedgerow and containment of manure.

RECOMMENDATION: That conditional planning permission be granted.