

Ribble Valley Borough Council

## DELEGATED ITEM FILE REPORT - APPROVAL

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Ref: CB

**Application No:**

3/2015/0244/P

**Development Proposed:**

Construction of all weather menage 20m x 40m

**Site Address:**

Buckstalls, Slaidburn Road, Waddington, BB7 3JJ

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### CONSULTATIONS: Parish/Town Council

Parish Council - No comments or observations received.

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### CONSULTATIONS: Highway/Water Authority/Other Bodies

N/A

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### CONSULTATIONS: Additional Representations.

No representations have been received.

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### RELEVANT POLICIES:

Ribble Valley Core Strategy (Adopted Version)

Key Statement EN2 – Landscape.

Policy DMG1 – General Considerations.

Policy DME2 – Landscape and Townscape Protection.

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

The application seeks permission to erect a 20m x 40m all-weather horse ménage to the west of a property known as Buskstalls located on Waddington Fell off Browsholme Lane. The property is a historic traditional isolated farmstead.

The property is located within the Forest of Bowland Area of Outstanding Natural Beauty in an area of open countryside characterised as Moorland Fringe. This property however is on the boundary of two other landscape character types: Undulating Lowland Farmland with Wooded Brooks and Undulating Farmland with Parkland.

The site is highly visible from higher up the fell and from the public realm as a range of Public Footpaths and Bridleways go up, down and across the fell. Bridleways 1 and 5 in the Parish of Bashall Eaves and Waddington respectively provide extensive views down the fell towards Waddington over the application site and Byway X3306 Whinney Lane provides views from the west over the application site.

The ménage would be positioned to the west of the property and to the north-west of a traditional open fronted stone shippon belonging to the property in a relatively flat paddock. It would be contained within a 1.37m high timber post and rail fence.

### Assessment

The adopted Core Strategy supports small scale leisure uses appropriate to a rural area subject to proposals complying with other landscape and amenity policies within the Plan. The proposal is considered to be small scale and as it is for private use the proposals should not result in the over intensification of the site.

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Key Statement EN2 focuses on the protection, conservation and enhancement of the Area of Outstanding Natural Beauty. The proposed arena would appear as a visual interruption when viewing the valley from Browsholme Lane, however, it is considered that with appropriate mitigation, including the planting of traditional hedgerows or the building of traditional field walls along the north and west boundaries of the arena would assist greatly in the arena blending in to the landscape. This combined with the use of suitable dark coloured materials for the arena surface would, it is considered, result in the proposed arena not looking unduly out of place. These matters will be controlled by condition.

The property is isolated from other dwellings, the use of the arena would not adversely affect the amenities of the nearest dwellings, some 250m to the North East and 570m to the North West.

In order to ensure there is no light pollution caused within this part of the AONB, a condition will also be imposed requiring planning permission for any illumination.

For the above reasons, subject to conditions, the application is thus recommended accordingly.

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**RECOMMENDATION:** That conditional planning permission be granted.