



Gary Hoerty Associates

22 February 2017

Our Ref: Low/668/2206/CS
Your Ref: PP-05856979

The Director of Planning and Development
Ribble Valley Borough Council
Council Offices
Church Walk
Clitheroe
BB7 2RA

Suite 9
Grindleton Business Centre
The Spinney
Grindleton
Clitheroe
Lancashire
BB7 4DH

Tel: 01200 449700
www.ghaonline.co.uk
email: info@ghaonline.co.uk

Dear Sir

Re: Our Client – Mr J Lowther, 131 Friargate, Preston, PR1 2EE. Planning application for the erection of a stable building for private recreational use on land to the rear of the Petre Arms, Langho, Blackburn, BB6 8AB.

This letter accompanies a planning application as outlined above which we have submitted online via the planning portal on behalf of our above named client.

The application seeks full planning permission for the erection of a stable building containing three stables and a tack room, which would be used for private recreational purposes. It is L shaped in form with overall approximate dimensions of 11.5 metres x 9 metres with an eaves height of 2.4 metres and a ridge height of 3 metres and would be of timber construction with a roof of black onduline cladding. Permission is also sought for a muck storage building with dimensions of 5 metres x 4.2 metres.

The building would be constructed in the south western corner of a field that is part of a larger parcel of land in our client's ownership. It will be surrounded by fields with the nearest built development being the Community Hall, approximately 60 metres to the south of the proposed stable building.

Our client has recently obtained planning permission on appeal for the creation of a 21 pitch touring caravan site with ancillary storage building with facilities block on another part of the land within his ownership located at the rear of the Petre Arms Public House and to the south west of the site of the stable building proposed in this current application (references 3/2015/0074 and APP/T2350/W/16/3148370).

The site of application 3/2015/0074 and the current application site are both within the Open Countryside between the settlements of Langho and Billington as defined in the former Districtwide Local Plan. Policy DMG2 of the adopted Core Strategy identifies certain forms of development that are acceptable outside of the defined settlement areas, one of which (No 4) is "small scale tourism or recreational developments appropriate to a rural area". The Council accepted the proposed touring caravan site as a small scale tourism development that satisfied Criteria 4 of Policy DMG2 such that the proposal was acceptable in principle. The reasons given for the refusal of



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application 3/2015/0074 related to the alleged harm to the amenities of nearby residents; the general character of the locality; and highway safety contrary to Policy DMG1. The Appeal Inspector also considered the proposal to amount to a small scale tourism or recreational development; and did not consider there to be any harm to any of the interests stated in the reason for refusal. The Appeal was therefore allowed subject to a number of conditions.

The stables building proposed in this application is to be used for private recreational purposes and represents a much smaller scale of development than the touring caravan site with ancillary building that was considered to fall within Policy DMG2 (4).

We therefore consider this proposal to also fall within that Policy and to be acceptable in principle. Due to the rural nature of the Borough and the popularity of equestrianism as a hobby, there are a considerable number of private recreational stables throughout the countryside areas (including the AONB) for which planning permission has been granted due to compliance with Policy DMG2 or the equivalent policies in the former Local Plan.

With regards to the detailed considerations of Policy DMG1 we would comment as follows:

- **Design.** This is a timber building similar to many that have been approved throughout the rural areas of the Borough. It is relatively small scale and will be sympathetic to the appearance and character of the locality.
- **Access.** The traffic generated by this small scale recreational development will be minimal. Access will be provided by the existing private road (within the applicant's ownership) that presently serves the Community Centre and will provide access to the approved touring caravan site. Appropriate parking and manoeuvring areas will be provided within the site; and no public rights of way will be affected by the proposal.
- **Amenity.** The closest building to the proposed stable building is the Community Centre. We do not consider that the proposal would have any harmful effects upon the users of the Community Centre. As the nearest residential properties are approximately 140 metres away from the proposed building, we do not consider that there would be any detrimental effects upon the amenities of any nearby residents.
- **Environment.** The site is not subject to any special protection or designation and, in our opinion, there would be no detrimental effects upon the natural environment.

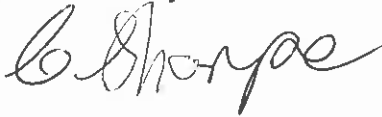
Overall, as previously stated, the proposal is similar to many other private recreational equestrian developments in the open countryside for which planning permission has been granted by the Council. We consider the proposal to be acceptable in principle and with regards to all relevant detailed considerations. We can, therefore, see no reasons why planning permission should not be granted.

We trust that we have submitted all the information that the Council requires in order to register and validate the application. If, however, any further information is

required no doubt you will let us know at your earliest convenience, and will also let us know the details of the planning officer appointed to deal with the application.

A cheque for £385 in respect of the planning application fee is enclosed with this letter.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Colin Sharpe', written in a cursive style.

Colin Sharpe
Encl'

CC. Mr J Lowther