

The Proposal

This proposal outlines plans to diversify into a new business in the leisure sector of industry as a Livery yard offering 10 exclusive full and part time Livery for horses and ponies. Hill Crest is a small hill farm, with various parcels of owned and tenanted land in the local area the Pye family are long established at the site. Land surrounding the farmstead, and relevant to this application amounts to 20 acres, owned by the applicant. This proposal is a farm diversification which is a result of the recent, loss of some of the rented land and sale of the sheep flock.

The intention is to partially demolish, and remodel the existing cattle building providing 10 number 10ft x 12ft stables which will offer 5 full liveries, and 5 part liveries, in which the applicants would provide feeding and mucking out services in the mornings, and also providing the hay and bedding. Tack room facilities will be provided in each stable to avoid conflict amongst the users of the yard, providing a private area in which to store tack. A general storage and welfare area will be available within the building as shown on the plans

A large 60m x 20m outdoor, all weather sand ménage is also applied for, sitting adjacent the proposed stable building.

The Livery will provide stabling, feed and care for the resident horses/ponies with the option the livery charges are as follows; £75-100 per week for a horse on full livery and £50 plus per week per horse on half livery (including feed and bedding) and £20-£30 per week for DIY livery, with the option to buy bedding and feed as required from the farm.

Marketing

A website will be set up to advertise facilities of the Livery. The web site address and telephone numbers will be advertised in local papers, the Farmers Guardian, Horse and

Hound. However, there is already some interest in the area for this proposed livery, and the applicants feel that word of mouth and the recent new developments in and around the Longridge area will amply provide potential customers at the proposed livery. It is common for existing liveries to have many people on waiting lists, such is the shortage of good livery yards in the area.

In terms of assessing this proposal against plan policy, EMP12 of the Districtwide Local Plan which supports agricultural diversification schemes provided they are of an appropriate scale and do not compromise visual amenity. Similarly, G5 allows small scale uses appropriate to a rural area.

The proposal accords with the above, in that it will be subordinate to the ongoing agricultural activities at the farm, and will provide employment for the applicant alongside the agricultural duties seeing to the remaining cattle and land management matters on the farm.

The building to be partially demolished is in a poor state of repair, and its removal will be an instant improvement to the visual impact of the immediate surroundings

The site is served by a good access and is approximately 1.5 miles from Chipping and 4.5 miles from Longridge. There is ample room for parking on existing hard surfaces at the farm, without the need to create any new parking facilities for horse boxes and private cars visiting the site.

Given that there will only be 5-10 additional cars visiting the site per day it is not anticipated that there will be any highway detriment, allowing for the fact that the sheep enterprise has ceased. Quite a large number of large HGV and rigid bodied vehicles have ceased using the farm since the scaling down of agricultural activities



Wide view of the site



Close View of the site

Ménage

The proposal also includes the provision of an all-weather sand paddock, which will negate the need for the liveries to leave the site and go onto the highway network. The size of the proposed ménage will amply accommodate the recreational and exercise needs of the clients at the site. The ménage will be bounded by simple post and rail fencing, in keeping with the existing farm.

Appearance.

The proposed stable building will be a single peak building resembling an agricultural building, and will be in keeping with the existing buildings on site. It will not be much less in height than the original host building to be partially demolished, and will be clad in dark stained timber cladding, with a box profile tin clad roof

Conclusion

The proposed livery will be located on an existing farm in the designated AONB as a farm diversification scheme. The proposal relates to the sites main use and the proposed development is essential to the operation of the business. The materials reflect those of the adjacent and original buildings on the site.