

RIBBLE VALLEY BOROUGH COUNCIL

Department of Development

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Town and Country Planning Act 1990

PLANNING PERMISSION

APPLICATION NO: 3/2012/0336

DECISION DATE: 12 October 2012

DATE RECEIVED: 05/04/2012

APPLICANT:

R & J Mizon
Northcote Stud
Northcote Road
Langho
Blackburn
Lancs
BB6 8BE

AGENT:

Euan Kellie Property Solutions
Peter House
Oxford Street
Manchester
Lancs
M1 5AN

DEVELOPMENT Application for the removal of condition no. 12 of planning permission 3/2007/0029P.

PROPOSED:

AT: Northcote Stud Northcote Road Langho Blackburn Lancashire

Ribble Valley Borough Council hereby give notice that **permission has been granted** for the carrying out of the above development in accordance with the application plans and documents submitted subject to the following condition(s):

1. The use of Northcote Stud (the application site) for the purposes of holding competitive events shall be limited to no more than 120 days in total in any calendar year.

REASON: In accordance with Policy G1 of the Ribble Valley Districtwide Local Plan in the interests of highway safety and neighbouring amenity.

2. Within 1 month of the date of this decision, details of the proposed tannoy/PA system to be installed, including details of the location of any speakers, shall be submitted to and approved in writing by the Local Planning Authority. It shall only be this approved system that is used for the purposes of public address/announcement/playing of music or any other sound, unless otherwise agreed in writing by the Local Planning Authority.

REASON: In the interests of neighbouring amenity in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

3. The system approved in condition 2 above shall only be used between the hours of 9am and 7pm unless otherwise agreed in writing by the Local Planning Authority.

REASON: In the interests of neighbouring amenity in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

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4. Any noise emitted from the tannoy/PA system, as approved under condition 2, shall be restricted to the measured and reported background noise levels at each octave (as identified in the submitted Noise Impact Assessment accompanying this application dated April 2012) at the boundary of the property between Northcote Stud (the application site) and Northcote Manor

REASON: In the interests of neighbouring amenity in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

5. The occupation of the dwelling shall be limited to persons solely or mainly employed in the equestrian centre on site.

REASON: Since the Local Planning Authority would not normally grant permission for a dwelling in such a location without specific justification and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan.

6. No more than 25 of the stables shall be used for commercial livery purposes.

REASON: In the interests of highway safety and to comply with Policy G1 of the Districtwide Local Plan.

7. Notwithstanding the provisions of the Town and Country Planning (General Development Order) 1998, there shall not at any time in connection with the development hereby permitted be erected or planted or allowed to remain upon the land hereinafter any building, wall, fence, hedge, tree, shrub or other device which will obstruct the view above a plane 1m above the ground level of the adjoining highway. The piece of land affected by this condition shall be that part of the site in front of a line drawn from the point 2.4m along the centre line of the access and the continuation of the near edge of the carriageway some 160m in a northerly direction and 120m in a southerly direction along Northcote Road from the intersection of the centre line of the access point.

REASON: In the interests of highway safety and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan.

8. There shall be no lighting unless otherwise agreed in writing by the Local Planning Authority on the paddock area.

In order to minimise light pollution and comply with Policies G1 and G8 of the Districtwide Local Plan.

9. Northcote Stud (the application site) shall be landscaped in accordance with drawing No 06/963/003 (submitted with planning application 3/2007/0029/P) and thereafter maintained for a period of not less than 5 years from the date of this permission, such maintenance to include the replacement of any tree or shrub which is removed or dies or is seriously damaged or becomes seriously diseased by a species of a similar size to that originally planted.

REASON: In the interests of the amenities of the area and to comply with Policy G1 of the Districtwide Local Plan.

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Relevant planning policy

Policy G1 - Development Control.
Policy RT1 - General Recreation and Tourism Policy.
Policy RDF2 - Rural Areas. Regional Spatial Strategy to 2021.
National Planning Policy Framework (NPPF).
Core Strategy Regulation 19 Consultation Document.

SUMMARY OF REASONS FOR APPROVAL

The proposal has no significant detrimental impact on nearby residential amenity, nor would it have an adverse visual impact or be to the detriment of highway safety.

Note(s)

1. For rights of appeal in respect of any condition(s)/or reason(s) attached to the permission see the attached notes.
2. The applicant is advised that should there be any deviation from the approved plan the Local Planning Authority must be informed. It is therefore vital that any future Building Regulation application must comply with the approved planning application.



 **JOHN HEAP**
DIRECTOR OF COMMUNITY SERVICES