

RIBBLE VALLEY BOROUGH COUNCIL

Department of Development

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Town and Country Planning Act 1990

PLANNING PERMISSION

APPLICATION NO: 3/2020/0404

DECISION DATE: 29 June 2020

DATE RECEIVED: 27/05/2020

APPLICANT:

Ms Lynne Carruthers
Falcon Cottage
Fleet Street Lane
Ribchester
Preston
PR3 3YR

AGENT:

Mr Andy Woodward
Equestrian Design
5 Wasley Close
Fearnhead
Warrington
WA2 0DH

DEVELOPMENT PROPOSED: Relocation of previously approved stable building and provision of new horse exercise arena.

AT: Falcon Cottage Fleet Street Lane Ribchester PR3 3YR

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 development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason: Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. Unless explicitly required by condition within this consent, the development hereby permitted shall be carried out in complete accordance with the proposals as detailed on drawings:

Location Plan

2610520

2620520

2630520

2640520

2650520

2660520

Reason: For the avoidance of doubt and to clarify which plans are relevant to the consent.
P.T.O.

3. The materials to be used on the external surfaces of the development as indicated on Proposed Plan: 2650520 and 2630520 shall be implemented as indicated unless otherwise agreed in writing by the Local planning Authority.

Reason: In order that the Local Planning Authority may ensure that the materials to be used are appropriate to the locality in accordance with Policy DMG1 of the Ribble Valley Core Strategy.

4. The stables and horse exercise arena hereby approved shall be for private use only by the occupants of Falcon Cottage, Fleet Street Lane, Ribchester and shall not be used as a separate commercial or livery business. For the avoidance of doubt no commercial equestrian activities shall be undertaken within the building hereby approved.

Reason: In order to safeguard the amenity of nearby residents and in the interest of highway safety

5. There arena hereby permitted shall not be illuminated in any way without the prior written consent of the local planning authority.

In the interests of the protection of landscape character and residential amenity.

6. Prior to commencement of any site works including delivery of building materials and excavations for foundations or services all trees identified in the arboricultural/tree survey shall be protected in accordance with the BS5837 2012 [Trees in Relation to Demolition, Design & Construction] details of which are specified within the submitted supporting planning statement

The root protection/exclusion zone shall remain in place until all building work has been completed and all excess materials have been removed from site including soil/spoil and rubble. During the building works no excavations or changes in ground levels shall take place and no building materials/spoil/soil/rubble shall be stored or redistributed within the protection/exclusion zone, in addition no impermeable surfacing shall be constructed within the protection zone.

No tree felling or pruning shall be implemented without prior written consent, which will only be granted when the local authority is satisfied that it is necessary is in accordance with BS3998 for tree work and carried out by an approved arboricultural contractor.

Reason:

In order to ensure that trees of visual amenity/botanical/historical value are protected against adverse effects of the development

Reason for pre-commencement condition: To ensure that trees are adequately protected before development commences.

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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.
3. The Local Planning Authority operates a pre-planning application advice service which applicants are encouraged to use. Whether or not this was used, the Local Planning Authority has endeavoured to work proactively and positively to resolve issues and considered the imposition of appropriate conditions and amendments to the application to deliver a sustainable form of development.
4. The grant of planning permission does not entitle a developer to obstruct a right of way and any proposed stopping-up or diversion of a right of way should be the subject of an Order under the appropriate Act. Further details can be found by contacting PROWplanning@lancashire.gov.uk



NICOLA HOPKINS
DIRECTOR ECONOMIC DEVELOPMENT & PLANNING