

Report to be read in conjunction with the Decision Notice.

Signed:	Officer:	LE	Date:	Manager:	Date:
Site Notice displayed	N	Photos uploaded			

Application Ref: 3/2020/0404

Date Inspected:

Officer: LE

DELEGATED ITEM FILE REPORT:



**Ribble Valley
Borough Council**

www.ribblevalley.gov.uk

Decision | **APPROVE**

Development Description: Relocation of previously approved stable building and provision of new horse exercise arena.

Site Address/Location: Falicon Cottage Fleet Street Lane Ribchester Preston PR3 3YR

CONSULTATIONS: Parish/Town Council

Ribchester Parish Council – No response

Hothersall Parish Council - No response

CONSULTATIONS: Highways/Water Authority/Other Bodies

LCC Highways: No response

LCC Footpaths: No response

CONSULTATIONS: Additional Representations.

RELEVANT POLICIES AND SITE PLANNING HISTORY:

Ribble Valley Core Strategy:

Key Statement DS1 – Development Strategy

Key Statement DS2 – Presumption in favour of sustainable development

Key Statement EN2 – Landscape

Key Statement EN4 – Biodiversity and Geodiversity

Policy DMG1 – General Considerations

Policy DMG2 – Strategic Considerations

Policy DMG3 – Transport and Mobility

Policy DME2 – Landscape and Townscape Protection

Relevant Planning History:

2019/0793 - Demolition of existing farm building used as storage and a stable and erection of replacement stables for domestic use.

2019/0677 - Single storey extension to rear.

ASSESSMENT OF PROPOSED DEVELOPMENT:

Site Description and Surrounding Area:

The site lies within a small cluster of dwellings within the open countryside, accessed via a single track lane from the B6245. Immediately to the west is an existing equestrian development and various parcels of pasture land, some of which is within the ownership of the applicant.

Proposed Development for which consent is sought:

The application seeks consent to site the stables previously approved under application 2019/0793 in a slightly different position and construct a new horse exercise arena adjacent to them.

Principle of Development:

The erection stables for personal use would accord with the principle of Policies DMG1 and DMG2, which support appropriate development within the open countryside which is in keeping with and protects the landscape character by way of siting, scale, design, use of materials and landscaping. Policy DMB3 relates specifically to recreation development (such as stables) and supports proposals which are physically well related to an existing group of buildings and the highway network. Schemes should not undermine the character, quality or visual amenities of the area.

As aforementioned planning permission has previously been granted for a stable block at this site and this application seeks to slightly alter its position to facilitate the construction of an arena adjacent. The principle of development for personal recreational use remains acceptable subject to an assessment of the development management issues.

Residential Amenity:

The proposal has a sufficient separation distance from surrounding dwellings so as not to cause a nuisance and will only be used for personal use by the applicant, this will be controlled with a condition. The plans indicate that the muck storage area will be adjacent to the stable block away from dwellings. The site is also partially screened by trees. The plans and supporting information do not indicate that any floodlighting is proposed and it shall be a condition of the approval that details any proposed lights should be submitted to and approved by the LPA.

Visual Amenity:

The stables are located against a backdrop of trees as close as reasonably practicable to the existing cluster of buildings on the site of a disused storage building. They are a functional design and will not be an obtrusive feature within the landscape.

The arena will be sited directly adjacent to the stables and the plans demonstrate that very minimal cutting and filling is required to form a flat surface. The area will be surfaced with a dark coloured material and bounded by a simple post and rail fence. As aforementioned no lights are indicated on the plans.

As such it is not considered that the development would have a detrimental impact on the visual qualities of the surrounding landscape.

Highways:

The proposal is for facilities for the applicant's personal use and as such there are no envisaged highway safety implications.

Trees:

There is a belt of tree to the North and East of the site and the accompanying plans and planning statement shows that the development is separated from these trees by a post and rail fence. Providing the tree protection fencing is installed as proposed the development will not have a detrimental impact on trees.

Observations/Consideration of Matters Raised/Conclusion:

For the reasons in the appraisal and subject to appropriate conditions the development is considered acceptable and it is recommended accordingly.

RECOMMENDATION:

The planning consent is granted.