

Planning Services
Ribble Valley Borough Council
Council Offices
Church Walk
Clitheroe
BB7 2RA



22 March 2023

Ref: 038002/L004

Dear Sir/Madam,

EQUESTRIAN/AGRICULTURAL FACILITIES AT ELMRIDGE FARM, ELMRIDGE LANE, CHIPPING, PR3 2NY – VARIATION OF CONDITIONS ATTACHED TO PLANNING CONSENT 3/2019/0690

On behalf of Mr and Mrs Taylor, the Applicant, we hereby seek the Council's consent to revise conditions that were attached to the planning approval for equestrian/agricultural facilities on land adjacent to Elmridge Farm in Chipping.

Planning permission was granted in October 2019 for the erection of an equestrian/agricultural building and a manege arena (ref: 3/2019/0690). The approved facilities were subsequently delivered in 2020.

It is now proposed to vary Conditions 4 and 5 on the consent. As currently set out, these conditions serve to control the use of the facilities for agricultural and private equestrian use only, and to limit the private use of the equestrian facilities effectively to the residents of Elmridge Farm. It is hereby proposed to retain the restriction upon the private use of the equestrian facilities but to sever the link to Elmridge Farm. This will allow the Applicant to reside elsewhere yet retain the equestrian/agricultural facilities for their private use, or for the private use of the facilities by others on a non-commercial basis.

It is, therefore, proposed that Conditions 4 and 5 are revised as follows:

- 4. The building hereby permitted shall be used for agricultural purposes (as defined in section 336(1) of the Town and Country Planning Act 2015); in conjunction with an agricultural enterprise; and for the stabling of horses for private use, and shall not be used in connection with any commercial equestrian enterprise such as livery stables or riding school.*

Reason: To ensure the building is used solely for agricultural purposes connected with the working of the holding and for the protection of nearby residential amenity and highway safety.

- 5. The manege hereby approved and area within the red-edge as indicated on the proposed site layout (P-105 D) shall be for private use only associated with the stables and shall not be used as a*

separate commercial business, for competitive events or for the exercising/training of horses other than those which are stabled or kept at the stables.

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

We trust that you will find the application in order and that it will be validated and progressed without delay. However, please be in touch if you require any further information.

Yours faithfully,



Chris Smith
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