

Development Control
Ribble Valley Borough Council

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Your ref: 23.0353
Our ref: D3.23.0353
Date: 20th June 2023

App no: 23.0353

Address: Equestrian Centre Higher Trapp House Trapp Lane Simonstone

Proposal: Redevelopment of existing equestrian centre to form horse stables and livery, indoor arena and external riding area, including the demolition of the existing dilapidated building (pursuant to variation of condition 5 on permission 3/2015/0283) to allow for commercial enterprise use.

The submitted documents and plans have been reviewed and the following comments are made.

The site includes an outdoor arena and turnout pen and an outdoor arena building including 20 modern stables, tack room and associated small kitchen and office within the main building. The area around the stables includes approximately 90 acres of fields. There are 10 full time staff employed which provides private tuition for clients and their own horses and operates as a stud, producing a few horses per year. No competitions or events are held at the premises.

The applicant states that the site has been operational for 6 years.

The application seeks to vary condition 5 of application reference 3/2015/0283 at White Hill Stud, Trapp Lane.

Condition 5 states, 'The stables, indoor arena and outdoor arena hereby permitted shall be for private use only and shall not be used in connection with any commercial enterprise such as livery stables or riding school and shall not be used for the holding of competitions or events that might attract visitors or spectators'. Reason: In the interests of the amenities and character of the locality the amenities of nearby residents and highway safety and to comply with Policies DMG1 and DME2 of the Ribble Valley Core Strategy (Adopted Version).

The applicant requests that the wording is varied to: -

The stables, indoor arena and outdoor arena hereby permitted shall not be used for the holding of competitions or events that might attract visitors or spectators.

Lancashire County Council

Phil Durnell
Director of Highways and Transport
PO Box 100, County Hall, Preston, PR1 0LD



The highway comments on the approved application 3/2015/0283 reflected those on the previously refused application 3/2014/0607 and said, '*conditions attached to the planning consent which will restrict the use of the property for public events, or events attracting a significant number of people not connected with the running of the stables or the caring of the horses. This is because the highway network in the area is not designed to accommodate large volumes of traffic that may be used by people attending such events*'.

Access

The condition variation wording would allow the site to be used as a livery stables, riding school or buying/selling of horses. The traffic generation from these uses, including any larger vehicles transporting horses, would not be significant in volume and would occur predominantly during the off-peak periods in the evening and weekends.

The existing site access is paved and with gates set back from the edge of the highway and is considered suitable to accommodate the vehicles generated by the proposal.

The Highway Authority have reviewed the route between Whalley Road A671 and the site which includes School Lane and Trapp Lane both classified roads designated C554. School Lane is subject to a 20mph speed limit and there are short sections where on-street car parking occurs near the school where traffic is limited to one-way working. Trapp Lane is subject to the national speed limit and provides sufficient width of carriageway to accommodate 2-way vehicle movements including larger commercial vehicles.

In the previous 5 years there has been a collision on Trapp Lane at the junction of Whins Lane, 24th September 2022 at 11.20pm involving a single vehicle with an inexperienced driver who misjudged the road layout and collided with a wall and a separate collision 30th March 2021 1.31pm involving a child cyclist on Whins Lane who entered Trapp Lane without giving way and collided with vehicle travelling on Trapp Lane. There have been no collisions on School Lane.

The development traffic is not considered likely to exacerbate or introduce any new patterns of collisions on the network.

Parking

There are no parking plans submitted, there is evidence of large areas of hardstanding which would allow parking and turning of vehicles. There is reference to, in the original highway comments, 24 car parking spaces and 10 light goods vehicle spaces. For completeness a parking plan is requested to show staff and client parking required for the development.

There is a public right of way crossing the site, FP1210015, although this runs to the west side of the yard complex and does not conflict with existing areas of hardstanding.





Conclusion

Lancashire County Council acting as the Highway Authority does not raise an objection regarding the proposed development and are of the opinion that the proposed development will not have a significant impact on highway safety, capacity or amenity in the immediate vicinity of the site.

Should the application be approved the Highway Authority would recommend that the condition wording is simplified as follows:-

The stables, indoor arena and outdoor arena hereby permitted shall not be used for the holding of competitions or events.

Kelly Holt
Highway Development Control Engineer
Highways and Transport
Lancashire County Council
www.lancashire.gov.uk