

Appeal Decision

Site visit made on 20 August 2024

by H Senior BA (Hons) MCD MRTPI

an Inspector appointed by the Secretary of State

Decision date: 11 October 2024

Appeal Ref: APP/T2350/W/24/3340325

**Higher Trapp House, Equestrian Centre, Trapp Lane, Simonstone,
Lancashire BB12 7QW**

- The appeal is made under section 78 of the Town and Country Planning Act 1990 (as amended) against a refusal to grant planning permission.
 - The appeal is made by Mr Whittaker (White Hill Stud) against the decision of Ribble Valley Borough Council.
 - The application Ref is 3/2023/0682.
 - The development proposed is timber stables and storage.
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Decision

1. The appeal is allowed and planning permission is granted for proposed timber stables for the isolation of horses and ancillary storage area at Higher Trapp House, Equestrian Centre, Trapp Lane, Simonstone, Lancashire BB12 7QW in accordance with the terms of the application, Ref 3/2023/0682, dated 24 August 2023, subject to the conditions in the attached schedule.

Preliminary Matters

2. The application form indicated that the building has been completed. I saw that on site there was a building similar to the plans although the landscaping has not been planted. I have therefore determined the appeal based on the submitted plans.
3. The description of development in the heading above is taken from the application form. In Part E of the appeal form it is stated that the description of development has changed and a different wording has been entered. This change has been agreed by both parties and as it more accurately describes the proposal I have used it in the formal decision.

Main Issue

4. The main issue is the effect of the proposal on the character and appearance of the area.

Reasons

5. The appeal site is an Equestrian Centre comprising a number of buildings and external facilities as well as an access road from Trapp Lane. The area lies within open countryside on a sloping hillside. There are limited views of the

buildings from Trapp Lane with more open views of the site from Whins Lane to the south which is at a lower level.

6. The stables have been constructed on an area of existing hardstanding within the equestrian centre complex from similar materials to, and design of, the existing equestrian buildings on the site. The appellants require the building to allow for isolation of horses separate from the main stable block.
7. The stable block, particularly when viewed from the south is seen as part of the complex of buildings including those at the Equestrian Centre, nearby hotel and dwellings. The scale of the building is smaller and lower than those around it and it does not appear as an isolated building in the countryside. Whilst there has been an incremental increase in the buildings on the site a building such as the stable block is not excessive in terms of its height and scale and in addition it is seen within the existing built form.
8. Due to its proximity to built development, as well as hardstandings and other paraphernalia relating to the equestrian use at the site, the stable is not perceived as having a harmful effect in terms of encroachment into the open countryside, that surrounds these buildings. In addition, when viewed from surrounding areas the position of the existing buildings limits the perception of a visual gap allowing the additional building to be viewed in the context of those around it.
9. The proposal includes additional landscaping to the south and east of the building. From my site visit I did not see that this has been planted. The inclusion of the landscaping would assimilate the building into the landscape and reduce the impact of it in the wider area.
10. I conclude that the proposal would not harm the character and appearance of the area. It would comply with Policies DMG2, DMG1 and EN2 of the Ribble Valley Core Strategy 2008-2028 (2014) which together amongst other matters seek to ensure that development is in keeping with the character of the area and is sympathetic to existing uses in terms of scale, massing and style.

Other Matter

11. I note the neighbours' comments regarding the view from their property on Whins Lane. Due to the distance from the building, there would be no harm to the outlook from the nearby properties and views of the open countryside would remain. I do not therefore consider that the proposal would adversely affect the living conditions of the occupiers of the nearby properties.

Conditions

12. I have considered the conditions put forward by the Council which the appellants have commented on.
13. Although the building is complete, the landscaping shown on the plan has not yet been planted I have imposed a plans condition in the interests of certainty. The time limit condition is not necessary although the condition requiring the landscaping to be completed in the first planting and seeding seasons following the date of approval is necessary to ensure the development responds positively to the character of the area.

14. The proposal does not include any external building or ground mounted lighting. A condition requiring any proposed lighting to be submitted to and approved by the Council is necessary to protect the character of the open countryside.
15. The amended description of development in the formal decision specifies that the stables would be for isolation of horses and storage. A condition limiting the use to these matters is not therefore necessary.

Conclusion

16. For the reasons given above the appeal should be allowed.

H Senior

INSPECTOR

Schedule of Conditions

- 1) The development hereby permitted shall be carried out in accordance with drawing nos; Location Plan, 1528/302A Proposed Scheme Layout and Elevations.
- 2) All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the date of approval; and any trees or plants which within a period of 10 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.
- 3) Prior to their installation details of a scheme for any external building or ground mounted lighting/illumination, shall have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

*****End of Schedule*****