

RIBBLE VALLEY BOROUGH COUNCIL

Department of Development

Council Offices, Church Walk, Clitheroe, Lancashire, BB7 2RA

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Town and Country Planning Act 1990

**PLANNING PERMISSION**

**APPLICATION NO:** 3/2023/0983

**DECISION DATE:** 22 March 2024

**DATE RECEIVED:** 05/01/2024

**APPLICANT:**

Paul and Lilly Haworth

Moorcock House

Slaidburn Road

Waddington

Clitheroe

BB7 3AA

**AGENT:**

John Metcalfe

Rural Futures

1 Low Park Wood Cottages

Sedgwick

Kendal

LA8 0JZ

**DEVELOPMENT PROPOSED:** Proposed conversion of part of existing agricultural building to stables, tack room and feed and fodder store. Construction of an equine manege, installation of solar panels and associated landscaping and boundary treatments.

**AT:** land adj Moorcock House Slaidburn Road Waddington BB7 3AA

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 must be begun not later than the expiration of three years beginning with the date of this permission.

Reason: Required to be imposed 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:

(Amended) Location Plan (received 20.03.2024)

(Amended) Proposed Site Plan (received 20.03.2024)

(Amended) Proposed Elev and Floor Plans (received 01.03.2024)

(Amended) Menage Plan (received 18.03.2024)

Menage Fence Detail

(Amended) Ground Mounted Solar Detail (received 20.03.2024)

Roof Mounted Solar Panel Detail

Reason: For the avoidance of doubt as the proposal was the subject of agreed design improvements and/or amendments and to clarify which plans are relevant to the consent.

3. The materials to be used on the external surfaces of the development shall be implemented as indicated on the Application Form and the following approved plans:

(Amended) Proposed Elev and Floor Plans (received 01.03.2024)

(Amended) Menage Plan (received 18.03.2024)

Menage Fence Detail

Reason: In order that the Local Planning Authority may ensure that the materials to be used are appropriate to the locality.

4. The solar panels within the development hereby approved shall be installed in accordance with the following details:

(Amended) Proposed Site Plan (received 20.03.2024)

(Amended) Ground Mounted Solar Detail (received 20.03.2024)

Roof Mounted Solar Panel Detail

Solar Panel Specification Detail (AXITEC)

Reason: In order that the Local Planning Authority may ensure that the detailed design of the proposal does not undermine the character and appearance of the area.

5. All landscaping within the application site shall be implemented in accordance with the submitted Landscape Planting Scheme and (Amended) Proposed Site Plan (received 20.03.2024). The approved landscaping scheme shall be implemented in the first planting season following occupation or use of the development, whether in whole or part and shall be maintained thereafter for a period of not less than 10 years to the satisfaction of the Local Planning Authority. This maintenance shall include the replacement of any tree or shrub which is removed, or dies, or is seriously damaged, or becomes seriously diseased, by a species of similar size to those originally planted.

Reason: To ensure the proposal is satisfactorily landscaped and appropriate to the locality.

6. The development shall be carried out in accordance with the approved land levels indicated on the (Amended) Proposed Site Plan (received 20.03.2024). No other change in land levels shall be undertaken unless precise land level details have first been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in strict accordance any subsequent approved land level details.

Reason: To ensure the proposed development responds positively to characteristics of the area.

7. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 or any Order revoking and re-enacting that Order, no external lighting/floodlighting or building mounted lighting shall be erected or placed anywhere within the site to which this consent relates without express planning permission first being obtained.

Reason: To enable the Local Planning Authority to exercise control over development which could prove materially harmful the character and visual amenities of the immediate area.

8. Construction deliveries to and from the site and construction works, shall be restricted to between 0800 and 1800hrs Monday to Friday, 0900 to 1300hrs on Saturdays, and shall not take place on Sundays and Bank Holidays, unless otherwise agreed in writing with the local planning authority prior to any change. All works will be undertaken in accordance with BS5228:2009.

Reason: To safeguard the living conditions of residents particularly with regard to the effects of noise.

9. The menage and stables / tack / fodder & feed components of the agricultural building hereby approved for equestrian use shall only be used for private recreational purposes for the exercising and stabling of horses owned or leased by the occupier of Moorcock House. They shall not be used for livery, equestrian events or any commercial purpose at any time.

Reason: To define the scope of the permission and prevent the use of the site for purpose(s) other than those hereby approved in the interests of highway safety, residential amenity and protecting the character of the National Landscape.

10. Prior to the first use of the stable(s) hereby approved for equestrian use, a scheme for the containment and storage of manure including liquid run-off shall be submitted to and be approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to the first use of the stable(s) and shall thereafter be retained.

Reason: Such details were not submitted with the application and are necessary to ensure the satisfactory storage of manure, thus protecting the amenity of neighbouring properties.

### **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 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. This Decision Notice should be read in conjunction with the officer's report which is available to view on the website.

*Nicola Hopkins*

**NICOLA HOPKINS  
DIRECTOR OF ECONOMIC DEVELOPMENT AND PLANNING**

## Notes

### Right of Appeal

If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

- If you want to appeal against your local planning authority's decision then you must do so within 6 months of the date of this notice.
- If this is a decision to refuse planning permission, or approve with conditions, a householder application, if you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.
- If this is a decision to refuse planning permission, or approve with conditions, a minor commercial application, if you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.

Appeals can be made online at: <https://www.gov.uk/appeal-planning-decision> . If it is a householder appeal it can be made online at: <https://www.gov.uk/appeal-householder-planning-decision> . If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000. The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order. If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within: 28 days of the date of service of the enforcement notice, or within 6 months [12 weeks in the case of a householder appeal] of the date of this notice, whichever period expires earlier. In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in section 114 of the Town and Country Planning Act 1990.

### Purchase Notices

If permission to develop land is refused or granted subject to conditions, whether by the local planning authority or by the Secretary of State for the Environment and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, they may serve on the Council of the county borough or county district in which the land is situated a purchase notice requiring that Council to purchase their interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.