


**Report to be read in conjunction with the Decision Notice.**

<b>Signed:</b>	<b>Officer:</b>	<b>EP</b>	<b>Date:</b>	<b>20/08/2025</b>	<b>Manager:</b>	<b>SK</b>	<b>Date:</b>	<b>20.8.25</b>
----------------	-----------------	-----------	--------------	-------------------	-----------------	-----------	--------------	----------------

<b>Application Ref:</b>	2024/0867			 Ribble Valley Borough Council <small>www.ribblevalley.gov.uk</small>
<b>Date Inspected:</b>	Various.	<b>Site Notice:</b>	N/A	
<b>Officer:</b>	EP			
<b>DELEGATED ITEM FILE REPORT:</b>				<b>APPROVAL</b>

<b>Development Description:</b>	Proposed change of use of land for the construction of a domestic equestrian riding arena incorporating pathways for the applicant and their horses.
<b>Site Address/Location:</b>	Doctors Well Barn, Morton House Farm, Birdy Brow Clitheroe BB7 9QY.

<b>CONSULTATIONS:</b>	<b>Parish/Town Council</b>
No comments received.	

<b>CONSULTATIONS:</b>	<b>Highways/Water Authority/Other Bodies</b>
<b>LCC Highways:</b>	N/A

<b>CONSULTATIONS:</b>	<b>Additional Representations.</b>
No comments received.	

<b>RELEVANT POLICIES AND SITE PLANNING HISTORY:</b>
<p><b>Ribble Valley Core Strategy:</b></p> <p>Key Statement DS1: Development Strategy                  Key Statement DS2: Sustainable Development                  Key Statement EN2: Landscape</p> <p>Policy DMG1: General Considerations                  Policy DMG2: Strategic Considerations                  Policy DME2: Landscape &amp; Townscape Protection</p> <p>National Planning Policy Framework (NPPF)</p>
<p><b>Relevant Planning History:</b></p> <p><b>2023/0888:</b> Proposed stables for three horses. (approved with conditions).</p> <p><b>2023/0887:</b> Proposed summer house in rear garden. (approved with conditions).</p> <p><b>2021/0338:</b> Variation of Condition 2 (Plans) of planning permission 3/2017/0816. The current detached garage has not been constructed in accordance with the original approved plans. (approved with conditions).</p> <p><b>2020/0879:</b> Amendment and variation planning permission 3/2017/0816 Regularisation of window in first floor size elevation of barn and increase in height of garage to accommodate office at first floor including the erection of a dormer window and 2 no velux roof lights to rear of garage. (refused).</p>

**2020/0878:** Erection of an agricultural building for the housing of sheep and storage of agricultural machinery, equipment and feed. (approved with conditions).

**2020/0570:** Amendment to planning permission 3/2017/0816 in respect of additional window in the south facing gable elevation; dormer window and 2 velux windows in the rear roof of the garage; addition of the external staircase serving the garage and the use of the 'void' in the garage as additional floor space (work has already been carried out). (refused).

**2018/0092:** Discharge of conditions 3 (materials), 4 (landscaping), 6 (bat and bird boxes), 8 (barn owl box), 9 (barn owl box) 13 (window frame details), 14 (stone samples), and 19 (archaeological record) from planning permission 3/2017/0816. (approved with condition).

**2017/0819:** Conversion of barn to one dwelling including demolition of existing farm buildings. (approved with conditions).

#### **ASSESSMENT OF PROPOSED DEVELOPMENT:**

##### **Site Description and Surrounding Area:**

The application relates to a newly developed barn conversion on the outskirts of Clitheroe. The surrounding area is predominantly agricultural in nature, and the application site falls within the designated National Landscape (formerly the Forest of Bowland AONB).

##### **Proposed Development for which consent is sought:**

Consent is sought for the erection of a riding arena for the private domestic use of the applicants. The proposed arena is adjacent to recently approved stables blocks, also used for recreational purposes. The riding arena will be enclosed by a simple post and rail fence.

##### **Principle of Development:**

Policy DMG2 of the Ribble Valley Core strategy states that *within the tier 2 villages and outside the defined settlement areas development must meet at least one of the following considerations:*

- 1. The development should be essential to the local economy or social well-being of the area.*
- 2. The development is needed for the purposes of forestry or agriculture.*
- 3. The development is for local needs housing which meets an identified need and is secured as such.*
- 4. The development is for small scale tourism or recreational developments appropriate to a rural area.*
- 5. The development is for small-scale uses appropriate to a rural area where a local need or benefit can be demonstrated.*
- 6. The development is compatible with the enterprise zone designation.*

The proposed riding arena is for recreational purposes in association with the main dwelling house and can be considered small scale, consequently, the proposal is acceptable in principle subject to other material planning considerations.

##### **Impact Upon Residential Amenity:**

The proposed arena is located in excess of 40 metres from the nearest neighbouring receptors. This sufficient distance, and given the unobstructive nature of the development, means there will be no adverse impact on the neighbouring dwellings.

**Visual Amenity/External Appearance:**

Policy DMG1 of the Ribble Valley Core Strategy states that development must

1. *Be of a high standard of building design which considers the 8 building in context principles (from the CABE/english heritage building in context toolkit).*
2. *Be sympathetic to existing and proposed land uses in terms of its size, intensity and nature as well as scale, massing, style, features and building materials.*
3. *Consider the density, layout and relationship between buildings, which is of major importance. Particular emphasis will be placed on visual appearance and the relationship to surroundings, including impact on landscape character, as well as the effects of development on existing amenities.*

Furthermore, Key Statement EN2 states that *the landscape and character of the Forest of Bowland Area of Outstanding Natural Beauty will be protected, conserved and enhanced. Any development will need to contribute to the conservation of the natural beauty of the area.*

The proposed riding arena is modest in scale measuring 40m by 20m in length and width. This is a reasonable scale of the proposed domestic use and will not appear over dominant within the site. The proposed arena is located a short distance from the application dwelling and associated garage and consequently is well related to existing built form within the site. There are also two further dwellings to the north. A riding arena or equestrian development of this nature is typical in an agricultural or rural setting such as the application site and consequently will integrate sufficiently into the area, particularly when read in conjunction with the new stable block. Taking account of the above, it is therefore not considered that the proposed development would have an adverse impact on the visual amenities of the area or affect the openness of the National Landscape (formerly AONB).

**Highways and Parking:**

LCC Highways have not been consulted in relation to the proposal as will not impact highway safety or amenity.

**Landscape/Ecology:**

A biodiversity net gain assessment has been provided in support of the application which indicates that construction of the arena would result in a loss of biodiversity to the application site (primarily grassland removal) however the submitted BNG assessment shows that the identified loss of biodiversity could be offset through on-site habitat creation which in turn would result in a post development biodiversity net gain of more than the required 10%. As such, the proposed development satisfies the statutory requirements with respect to biodiversity net gain, subject to the imposition of the statutory biodiversity net gain conditions.

A preliminary Ecological Appraisal has also been conducted at the site, that found there would be no harm to any species subject to reasonable avoidance measures during construction stage.

**Observations/Consideration of Matters Raised/Conclusion:**

As such, for the above reasons and having regard to all material considerations and matters raised that the application is recommended for approval.

**RECOMMENDATION:**

That planning consent be granted subject to the imposition of conditions.