

Report to be read in conjunction with the Decision Notice.

Signed:	Officer:	KH	Date:	27/06/25	Manager:	LH	Date:	27/6/25
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Application Ref:	2024/0906			 Ribble Valley Borough Council www.ribblevalley.gov.uk
Date Inspected:	26/11/24	Site Notice Expired:	17/12/24	
Officer:	Kathryn Hughes			
DELEGATED ITEM FILE REPORT:				APPROVAL

Development Description:	Advertisement Consent for two free standing 1500mm x 1000mm composite signs on reverse mounted black steel posts and one 2800mm x 800mm composite tray sign mounted on cladding of existing barn.
Site Address/Location:	Lower Fold Stables Northcote Road Langho BB6 8BE

CONSULTATIONS:	Parish/Town Council
No response.	

CONSULTATIONS:	Highways/Water Authority/Other Bodies
LCC Highways:	
No objection the signage would not impact on highway safety or capacity.	
CONSULTATIONS:	Additional Representations.
N/A	

RELEVANT POLICIES AND SITE PLANNING HISTORY:**Ribble Valley Core Strategy:**

Policy DMG1 – General Considerations
Policy DMG2 – Strategic Considerations

National Planning Policy Framework (NPPF)

Relevant Planning History:

2010/0999 Change of use of two stables into a dog grooming business – Approved.

2011/0963 Change of use of agricultural land to create a winter turn out area/sand paddock for equine use – Approved.

2019/0832 Variation of condition 3 from planning permission 3/2011/0963 (Proposed change of use of agricultural land to create a winter turnout area/sand paddock for equine use) to allow the condition restricting permission to the applicant to be changed so that it will apply to any user of the existing stables – Approved.

2025/0171 Change of use of building and associated land from stables and dog groomers (Sui Generis) to an Animal Physiotherapy Centre (Sui Generis) – Approved.

ASSESSMENT OF PROPOSED DEVELOPMENT:

Site Description and Surrounding Area:

The site lies outside any defined settlement limit within land designated open countryside to the west of Northcote Road, Langho. The existing stables building is adjoined to the south by playing fields, whilst to the east, on the opposite side of the road, is the much larger equestrian development of Northcote Stud and Northcote Manor Hotel.

Permission was granted by 3/2006/0514/P for the erection of a stables building with the building containing 12 stables, an office and a tack room, and then subsequently a dog grooming business in lieu of 2 of the stables

A recent application 3/2025/0171 for the change of use of the site to an animal physiotherapy centre for equine use has been approved.

The signage hereby proposed relates to this use, which had been implemented.

Proposed Development for which consent is sought:

The application seeks Advertisement Consent for the erection of two free-standing signs which would measure 1m high by x 1.5m wide and 0.1m deep mounted on black steel posts (1.8m high) sited either side of the access road set back 3m from the highway (Northcote Road) behind existing hedgerow. A third sign measuring 0.8m high by 2.8m wide and 0.05m deep would be mounted on the eastern gable of the existing building 2.4m from ground level.

Both of the entrance signs would be illuminated by static trough lighting with maximum output of 159 candela's per metre (cd/m) in LED colour 6000k Cool White.

Design and Visual Impact:

Policy DMG1 is engaged insofar that the policy sets out general Development Management considerations, with the policy having a number of inherent criterion that are relevant to the assessment of the current proposal, which state:

In determining planning applications, all development must:

DESIGN

- 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.*

AMENITY

- 1. Not adversely affect the amenities of the surrounding area.*

ENVIRONMENT

3. All development must protect and enhance heritage assets and their settings.

The proposed external advertisements are limited to that of free standing signage at the entrance to the site and a sign mounted on the external fabric of the building.

The proposed free standing signage would be set back from the highway and illuminated. The building sign would be erected on the gable and be non-illuminated. This is considered to be acceptable in terms of identifying the site entrance and its commercial use.

In this respect it is not considered that the proposed signage will result in any adverse impacts on the character or appearance of the building nor any undue adverse impacts upon the open countryside setting, having regard to the requirements of Policy DMG2.

The proposed level of luminance for the double sided freestanding signs would be 477 cd/m which is visually acceptable and can be conditioned as such.

As such, taking account of the above matters, it is not considered that the proposed development raises any significant direct conflict with Policy DMG1 of the Ribble Valley Core Strategy.

Highway Safety:

No concerns are raised by the highways authority

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 for Advertisement Consent is recommended for approval.

RECOMMENDATION:

That Advertisement Consent be granted subject to the imposition of conditions.