

RIBBLE VALLEY BOROUGH COUNCIL

Department of Development

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

Telephone: 01200 425111 www.ribblevalley.gov.uk planning@ribblevalley.gov.uk

Town and Country Planning Act 1990

PLANNING PERMISSION

APPLICATION NO: 3/2024/0934

DECISION DATE: 08 May 2026

DATE RECEIVED: 17/04/2025

APPLICANT:

Mr Steven Maney
Canine Health and Hydro Ltd
Howgill Farm
Canine Hydrotherapy Centre
Howgill Lane
Rimington
Clitheroe
BB7 4EF

AGENT:

Mr Philip Kirk
Plans and Planning
Flat 2 Rimington House
Rimington Lane
Rimington
Clitheroe
BB7 4DS

DEVELOPMENT PROPOSED: Regularisation of unauthorised vehicle access, car park, seating areas and siting of tea cabin, use of land and erection of buildings for canine hydrotherapy and rehabilitation and dog grooming in association with existing business.

AT: Canine Hydrotherapy Centre, Howgill Farm, Howgill Lane, Rimington, BB7 4EF.

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. 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 1:250 & Site Plan 1:200 Drawing No: P100 27/03/26 (received 27.03.2026)
 - (Amended) Highways and Parking Drawing No: P100.2 27/03/26 (received 27.03.2026)
 - (Amended) Main Building- Extension into barn area Drawing No: P101.2 27/03/26 (received 27.03.2026)
 - (Amended) Plans / Elevations - Physio Therapy / Hydro Cabins Drawing No: P101.3 05/05/26 (received 05.05.2026)

- (Amended) Sign and Tea Cabin Drawing No: P102 27/03/26 (received 27.03.2026)

- Site Section Drawing No: P101 07/04/25

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.

2. The materials to be used in the development hereby approved shall be implemented in accordance with (Amended) Plans / Elevations - Physio Therapy / Hydro Cabins Drawing No: P101.3 05/05/26 (received 05.05.2026).

Reason: In order that the Local Planning Authority may ensure that the detailed design and external appearance of the proposal is appropriate to the locality and responds positively to the inherent character of the area.

3. The development shall be carried out in accordance with the approved land levels indicated on - Site Section Drawing No: P101 07/04/25. No other change in land levels shall be undertaken unless precise land level details have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in strict accordance with the approved details.

Reason: To ensure the proposed development responds positively to characteristics of the area and to ensure the Local planning Authority can make an accurate assessment of potential impacts upon existing nearby residential amenity.

4. Within three months of the date of this permission, the access arrangements as shown on (Amended) Highways and Parking Drawing No: P100.2 27/03/26 (received 27.03.2026) shall be implemented in full.

Reason: To ensure that vehicles entering and leaving the site may pass each other clear of the highway, in a slow and controlled manner, in the interests of general highway safety.

5. Within three months of the date of this permission, visibility splays 2.4 metres back from the centre line of the access and extending 25 meters in both directions along the nearside carriageway edge shall be provided at the access, as shown on (Amended) Highways and Parking Drawing No: P100.2 27/03/26 (received 27.03.2026). Nothing shall be erected, retained, planted and / or allowed to grow at or above a height of 0.9 metres above the nearside carriageway level which would obstruct the visibility splay. The visibility splays shall be maintained free of obstruction at all times thereafter for the lifetime of the development.

Reason: To ensure adequate inter-visibility between highway users at the street junction or site access, in the interests of highway safety.

6. Within three months of the date of this permission, that part of the access extending from the highway boundary for a minimum distance of 10 metres into the site shall be appropriately paved in tarmacadam, concrete, block pavements, or other hard material to be approved by the Local Planning Authority.

Reason: To prevent loose surface material from being carried on to the public highway thus causing a potential source of danger to road users.

7. Within three months of the date of this permission, the car parking area hereby approved shall be surfaced in crushed stone and the car parking spaces and manoeuvring areas marked out in accordance with (Amended) Highways and Parking Drawing No: P100.2 27/03/26 (received 27.03.2026). The car parking area shall thereafter be kept free of obstruction and available for the parking of cars at all times.

Reason: To allow for the effective use of the parking areas.

8. The tea cabin hereby approved shall only be used by clients, owners and handlers who are attending the site for appointments, treatments, training or associated services provided by Canine Health and Hydro Ltd. The facility shall not operate as a café open to the general public, nor shall it be used as an independent use, and no members of the public shall visit the site solely for the purpose of using the tea cabin.

Reason: To ensure the development remains ancillary to the established canine hydrotherapy use, to prevent the creation of an independent food and drink use in an unsustainable rural location, and in the interests of protecting traffic conditions of the surrounding area.

9. No more than nine training students / trainees shall be present on the site at any one time in connection with the grooming or related training activities operated by Canine Health and Hydro Ltd.

Reason: To ensure the scale of the training element remains ancillary to the established business use, to limit traffic generation and parking demand in this rural location, and to protect the amenity and character of the surrounding area.

10. The development hereby approved as shown within the confines of the area edged red on (Amended) Location Plan 1:250 & Site Plan 1:200 Drawing No: P100 27/03/26 (received 27.03.2026) shall only be open for business between the following hours:

- 08:30 to 21:00 Monday to Friday
- 08:30 to 17:30 Saturday

There shall be no business operated from the premises outside the stated opening hours.

Reason: To comply with the terms of the application and in the interests of protecting the amenities of the surrounding area.

11. The development hereby approved shall be operated and managed in accordance with the supporting document titled 'Planning Support Statement' (received 10.11.2025).

Reason: To avoid unnecessary parking on the highway to the detriment of highway safety and to ensure that any future changes to customer numbers and the operation of the business can be fully considered by the Local Planning Authority, in consultation with the Highway Authority.

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.
5. The Food Business Operator needs to complete an 'application for the registration of a food business establishment' and send the completed form to the Council's Environmental Health department. The form can be found via following link: [Register a Food Business](#)
6. This consent requires the construction, improvement or alteration of an access to the public highway. Under an appropriate legal agreement Lancashire County Council as the Highway Authority must specify the works to be carried out. Only a contractor approved by the Highway Authority can carry out these works. Therefore, before any works can start, the applicant must contact the Highway Authority on highways@lancashire.gov.uk to ascertain the details of such an agreement. More information can be found on Lancashire County Council's website at <http://www.lancashire.gov.uk/roads-parking-and-travel/roads/vehicle-crossings.aspx>
7. This planning permission does not relate to any signage that forms part of the approved drawings, which may require separate advertisement consent.

Nicola Hopkins

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

Notes

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 unless the following apply:

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- If this is a decision to refuse planning permission for a householder application or 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.
- If this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice [reference], 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 this notice.
- 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.

Appeals should be made online via <https://appeal-planning-decision.service.gov.uk/before-you-start>. If someone does not have access to the internet and needs help completing the appeal digitally, they should contact the Planning Inspectorate customer service team on 0303 444 5000 who will provide details of support options available.

Before making an appeal, you may find it helpful to review guidance and watch a video explaining the appeals process at <https://www.gov.uk/government/collections/make-an-appeal-to-the-planning-inspectorate-and-associated-guidance>.

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.