

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: 3/2025/0067

DECISION DATE: 24 April 2026

DATE RECEIVED: 20/01/2026

APPLICANT:

Mr J Wearden
The Barn
Shaw House Farm
Clitheroe Road
Whalley
Clitheroe
BB7 9AD

AGENT:

Mr Tristan de Meester
Sunderland Peacock and Associates
Hazelmere
Pimlico Road
Clitheroe
BB7 2AG

DEVELOPMENT PROPOSED: Change of use of land from an equestrian field (sui generis) to a dog exercise area (sui generis) including retrospective consent for an existing mesh fencing boundary treatment.

AT: Shaw House Farm Clitheroe Road Whalley BB7 9AD

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 (dwg no. 5563-L01C)

(Amended) Proposed Site Plan - 1:2500 (dwg no. 5563-P01D)

(Amended) Proposed Site Plan - 1:500 (dwg no. 5563 - P02D)

Reason: For the avoidance of doubt and to clarify which plans are relevant to the consent hereby approved.

2. The materials to be used on the external surfaces of the development as indicated on drawing (Amended) Proposed Site Plan - 1:500 (dwg no. 5563 - P02D) shall be implemented as indicated.

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

P.T.O

3. The number of dogs on site shall be limited to a maximum of 30 individual dogs at any one time.

Reason: To clarify the nature of the consent hereby approved and to ensure the number of dogs on site would not be of detriment to nearby residential amenity.

4. The dog exercise field hereby approved shall only be operated between the following hours:

10:30 to 15:00 Monday to Saturday

There shall be no business operated from the premises or site outside the stated operating hours and there shall be no dogs boarded overnight at the premises.

Reason: To comply with the terms of the application and in the interests of protecting the residential amenities of nearby residents.

5. The dog exercise field hereby approved shall be used solely by the operator for professional dog-walking activities and shall not be open to the public for individual bookings, visiting, or customer drop offs.

All dogs shall be collected and dropped off by the site operators and there shall be no drop offs or pickups made by customers at any time during the site's use.

Reason: To limit traffic movement to and from the site in accordance with the nature of the application and to ensure vehicle movements are not of detriment to the safe operation of the Highway network.

6. The parking provisions shown on the (Amended) Proposed Site Plan - 1:500 (dwg no. 5563-P02D) shall be kept available for use by staff and operational vehicles only. The parking spaces shall not be used for storage or any purpose that would prevent their use for vehicle parking at any time.

Reason: To ensure adequate on-site parking is maintained and to prevent parking on the access track or public highway, in the interest of highway safety.

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

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:

- 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.