

Report to be read in conjunction with the Decision Notice.

Signed:	Officer:	KH	Date:	05/06/25	Manager:	LH	Date:	6/6/25
----------------	-----------------	-----------	--------------	-----------------	-----------------	-----------	--------------	---------------

Application Ref:	2025/0171			 Ribble Valley Borough Council www.ribblevalley.gov.uk
Date Inspected:	10/04/25	Site Notice:	01/05/25	
Officer:	KH			
DELEGATED ITEM FILE REPORT:				APPROVAL

Development Description:	Change of use of building and associated land from stables and dog groomers (Sui Generis) to an Animal Physiotherapy Centre (Sui Generis)
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:	Original response requested further information in the form of an Operating Statement, parking layout and scaled access drawing including swept path analysis and improvements to gate setbacks and adjustments to enable a thorough review prior to determining the application. Revised response confirms LCC Highways do not raise an objection and are of the opinion that the proposed development will not have a significant impact on highway safety or capacity in the immediate vicinity of the site subject to conditions being attached to any approval.

CONSULTATIONS:	Additional Representations.

RELEVANT POLICIES AND SITE PLANNING HISTORY:

Ribble Valley Core Strategy:

Ribble Valley Core Strategy:

Key Statement DS1: Development Strategy
Key Statement DS2: Sustainable Development
Key Statement EN3: Sustainable Development and Climate Change
Key Statement EC1: Business and Employment Development
Key Statement DMI2: Transport Considerations

Policy DMG1: General Considerations
Policy DMG2: Strategic Considerations
Policy DMG3: Transport & Mobility
Policy DMB1: Supporting Business Growth and the Local Economy

National Planning Policy Framework (NPPF)

Relevant Planning History:

3/2006/0514 - Erection of building for the stabling of 12 horses, associated feed storage, outdoor manege and covered midden - Approved

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.

2019/0833 Removal of conditions 6 (no commercial use) and 8 (to be used by the applicant's family only) from planning permission 3/2006/0514 (for erection of building for the stabling of 12 horses, associated feed storage, outdoor manege and covered midden) - Approved

2024/0906 Advertisement Consent for two free-standing 1500mm x 1000mm composite signs on reverse mounted on reverse mounted black steel posts and one 2800mm x 800mm composite tray sign mounted on cladding of existing barn – Pending.

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 for the erection of a stables building (for private use) containing 12 stables, an office and a tack room. Then permission was granted by 2010/0999 to change two stables into a dog grooming business and by 2019/0833 to allow the stables to be used for commercial use.

Proposed Development for which consent is sought:

Permission is sought to change the use of the stables and dog-grooming parlour to use as a specialist equestrian clinic. No external alterations are proposed. The office, the tack room and the 10 stables would remain as laid out internally.

Principle of Development:

The existing use includes a commercial enterprise with visiting members of the public and this proposal would replace the stables and dog groomers with an equestrian clinic. Taking into account the scale and nature of the proposed development it can be considered a small-scale use appropriate to a rural area as such the change of use would be acceptable in principle having regard to policy DMG2 of the Core Strategy subject to the proposal not resulting in detrimental impact on amenity and highway safety and compliance with the Core Strategy policies.

Impact Upon Residential Amenity:

There are no residential properties close by that would be unduly affected by this proposal.

Visual Amenity/External Appearance:

The site is within open countryside, however, as no external alterations are proposed to the existing buildings and the site overall then there would be no further impacts than at present. There might be some increase in the type and size of vehicles visiting the site i.e. the manoeuvring and transportation of horse boxes, however this would be offset by the intensity of the previous dog grooming use on a daily basis which would cease and in this respect. Therefore the impact from activity of those visiting the site is acceptable.

Highways and Parking:

The site has an existing access from Northcote Road which is a C classified road subject to a national speed limit. The access has served the equestrian use since permission was granted under 3/2006/0514. Whilst the access does not meet the LHA's recommendations it has been operating safely without any recorded incidents in the last five years. As such the LHA have no objection to the proposal.

An Operating Statement has been submitted which states that the business focuses on equine rehabilitation for post-operative and injured horses, with patients primarily staying on site for extended periods. Whilst the business does also accept day patients, these are by appointment only so the site can control vehicle movements. The facility operates with two full time staff until the afternoon and part time staff cover additional hours.

Whilst no trip data has been submitted the removal of the dog grooming element of the business will reduce trips and remove the multiple daily drop off and collections.

The submitted swept path analysis has been provided showing that a horse box can enter the site, turn around and leave in forward gear without impacting on the parking provisions within the site.

Staff parking is provided for two vehicles which is in line with the staff present at the site until afternoon, when the part time staff can these utilise the parking area. There is a small section of hard standing where clients and visitors can park as well behind staff vehicles for short period of use.

In order to ensure that the use continues to operate without potential impacting on highway safety the business needs to accord with the submitted Operational Statement at all times. A condition requiring the parking and manoeuvring to be available and maintained would also be necessary.

Subject to appropriate conditions the use is acceptable and would not be detrimental to highway safety.

Landscape/Ecology:

No detrimental impacts on landscaping or ecology issues have been identified as part of this proposal. The proposal is exempt from the mandatory biodiversity net gain requirement as it satisfies the de minimis exception.

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.	