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Your ref: 3/2025/0171
Our ref: 3/2025/0171/HDC/KW
Date: 27 May 2025

Location: Lower Fold Stables Northcote Road Langho BB6 8BE
Proposal: Change of use of building and associated land from Stables and Dog Groomers (Sui Generis) to an Animal Physiotherapy Centre (Sui Generis).
Grid Ref: 370347 435751

Dear Kathryn Hughes

With regard to your consultation letter dated 27 March 2025, I have the following comments to make based on all the information provided by the applicant to date.

Summary

Lancashire County Council acting as the Local Highway Authority (LHA) does not raise an objection regarding the proposed development 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 the following conditions being stated on any approval.

Advice to Local Planning Authority

Introduction

The Local Highway Authority (LHA) are in receipt of an application for the change of use of building and associated land from Stables and Dog Groomers (Sui Generis) to an Animal Physiotherapy Centre (Sui Generis) at Lower Fold Stables Northcote Road Langho BB6 8BE at The Barn at The Hanning, Dunsop Road, Newton in Bowland.

History

3/2019/0832 - 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.

3/2011/0963 - Proposed change of use of agricultural land to create a winter turnout area/sand paddock for equine use at Lower Fold Stables.

3/2010/0999 - Proposed change of use of two stables into a dog grooming business.

Continued...

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

Site Access

The LHA understands that the site has an existing access from Northcote Road which is a C classified road subject to a national speed limit.

The LHA has reviewed the Proposed Access and Parking Layout plan, drawing number 6925-S03. The LHA are aware that the access has served equestrian use following permission granted under planning application 3/2006/0514. Since then, the restrictions on the use of the site have been lifted following planning application 3/2019/0832 and has been used commercially since. Whilst the access does not meet the LHA's recommendations, the access has been operating safely without any recorded personal injury collision within 300m of the site access for at least the last 5 years. As such the proposal is unlikely to compromise highway safety and so the LHA have no objection to the proposal.

Operating Statement

The LHA has reviewed the operating statement provided by the applicant. 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 visits are by appointment only, so that the site can control vehicle movement. The facility operates with two full-time staff until the afternoon and part-time staff cover additional hours.

Whilst no trip data has been provided, the removal of the dog grooming aspect of the business is likely to reduce trips as it will remove multiple daily drop-offs and collections.

Internal Layout

As requested a Swept path analysis has been provided showing that a horse box can enter the site, turn around and leave in a forward gear without any interference with the parking provisions within the site.

Staff parking is provided for 2 vehicles, which is in line with the staff present at the site until the afternoon, when part-time staff are then present at the site and can make use of the parking area. There is also a small section of hard standing not impacted by turning vehicles where clients and those visiting the site can park adjacent to the turning area as well as parking behind staff vehicles which in this case is acceptable for short term use.

Conditions

Should you wish to support the application we would request that the following conditions and notes are added to the decision notice:

1. The site shall operate in accordance with the approved Operational Statement. The business operations within the site shall not be amended unless first approved in writing by the Local Planning Authority in consultation with the Highway Authority.
Reason: In the interest of highway safety so that any intensification in use of the site can be properly assessed.

2. The parking and manoeuvring areas shall thereafter always remain available for parking of vehicles associated with Lower Fold Stables and subsequently maintained in good working order at all times thereafter for the lifetime of the development.

Reason: To ensure satisfactory levels of appropriately constructed off-street parking are achieved within the development and to avoid unnecessary parking on the highway to the detriment of highway safety.

Yours sincerely

Kate Walsh

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Highway Development Control
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Lancashire County Council
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