

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: 3/2025/0606

DECISION DATE: 06 November 2025

DATE RECEIVED: 26/08/2025

APPLICANT:

Mr and Mrs Bedford
Eatoughs Farm
Fleet Street Lane
Ribchester
PR3 3XE

AGENT:

Mrs J Douglas
Judith Douglas Town Planning Ltd
8 Southfield Drive
West Bradford
Clitheroe
BB7 4TU

DEVELOPMENT Proposed riding arena, stables, store room, hard standing and access.

PROPOSED:

AT: Eatoughs Farm Fleet Street Lane Ribchester PR3 3XE

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. The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason: Required to be imposed by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. 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 Existing Location and Site Plan drawing ref: L01 Rev C (received 24 October 2025)
- Amended Proposed Site Plan drawing ref: L02 Rev C (received 24 October 2025)
- Amended Proposed Site Plan drawing ref: P01 Rev B (received 24 October 2025)
- Amended Proposed Site Plan drawing ref: P03 Rev B (received 24 October 2024)
- Amended Proposed Plans and Elevations drawing ref: P02 Rev A (received 24 October 2025)

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.

3. The materials to be used on the external surfaces of the development shall be implemented as indicated on the Application Form and the following approved plans:

- Amended Proposed Plans and Elevations drawing ref: P02 Rev A (received 24 October 2025)

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

4. The Biodiversity Gain Plan (as required by the 'Statutory Biodiversity Condition' - see further details below at #5 of the Notes Section) shall be prepared in accordance with the submitted Biodiversity Net Gain Assessment and updated Habitat Classification Map (Post-Development).

Reason: This is not a statutory requirement but unless imposed there is no requirement that the Biodiversity Gain Plan submitted for approval shall be in accordance with the biodiversity and ecology information submitted with the planning application.

5. Notwithstanding the submitted details, no development, including any site preparation, demolition, scrub/hedgerow clearance or tree works/removal shall commence or be undertaken on site until a landscape/habitat management and monitoring plan (HMMP), including long-term design objectives, management responsibilities and maintenance schedules for all landscape areas the subject of the approved biodiversity gain plan (as required by the 'Statutory Biodiversity Condition' has been submitted to and approved in writing by the Local Planning Authority.

The HMMP will be expected to demonstrate that the landscaped/habitat areas will be implemented in the first planting season following first use of the development and thereafter maintained for a period of not less than 30 years to the satisfaction of the Local Planning Authority. This maintenance shall include the replacement of any tree or shrub which is removed, or dies, or is seriously damaged, or becomes seriously diseased, by a species of similar size to those originally planted

The landscaped/habitat areas shall be implemented in accordance with the approved details and managed and maintained in accordance with the approved plan.

Reason: To ensure the proper long-term management and maintenance of the landscaped areas in the interests of biodiversity enhancement in accordance with Policy DME3 of the Ribble Valley Core Strategy and Schedule 7A of the Town and Country Planning Act 1990.

6. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 or any Order revoking and re-enacting that Order, no external lighting/floodlighting or building mounted lighting shall be erected or placed anywhere within the site to which this consent relates without express planning permission first being obtained.

Reason: To enable the Local Planning Authority to exercise control over development which could prove materially harmful the character and visual amenities of the immediate area.

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7. The stable building and horse exercise arena hereby approved for equestrian use shall only be used for private recreational purposes for the exercising and stabling of horses owned or leased by the occupants of Eatoughs Farm. They shall not be used for livery, equestrian events or any commercial purpose at any time.

Reason: To define the scope of the permission and prevent the use of the site for purpose(s) other than those hereby approved in the interests of highway safety, residential amenity and protecting the character of the open countryside.

8. Construction deliveries to and from the site and construction works, shall be restricted to between 0800 and 1800hrs Monday to Friday, 0900 to 1300hrs on Saturdays, and shall not take place on Sundays and Bank Holidays. All works will be undertaken in accordance with BS5228:2009.

Reason: To protect the amenity of neighbouring residential receptors from excessive noise in accordance with Policy DMG1 of the Ribble Valley Core Strategy.

9. Prior to the first use of the development hereby approved, 1 no. bat and 1 no. bird box as indicated in 'Table 1.1' and 'Table 1.2' of the submitted Knight Sky Ecology Technical Note dated 24 July 2025 shall be fully installed and shall remain in perpetuity.

The development shall be implemented in accordance with the recommendations outlined in Knight Sky Ecology Technical Note dated 24 July 2025.

Reason: To ensure necessary mitigation and enhancement of protected species in accordance with Policy DME3 of the Ribble Valley Core Strategy.

10. During the construction period, all Category 'A' and 'B' trees to be retained as identified in the submitted 'Tree Survey' report by Lakeland Tree Consultancy dated 20 August 2025 shall be protected in accordance with British Standard BS 5837:2012 or any subsequent amendment to the British Standard.

Reason: To protect trees/hedging of landscape and visual amenity value on and adjacent to the site or those likely to be affected by the proposed development hereby approved.

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. Statutory Biodiversity Condition

The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition "(the biodiversity gain condition)" that development may not begin unless:

- (a) a Biodiversity Gain Plan has been submitted to the local planning authority, and
- (b) the planning authority has approved the plan.

Based on the information available this permission is considered to be one which will require the approval of a biodiversity gain plan before development is begun because none of the statutory exemptions or transitional arrangements listed in the legislation are considered to apply.

The biodiversity gain plan must include:

- (a) information about the steps taken or to be taken to minimise the adverse effect of the development on the biodiversity of the onsite habitat and any other habitat;
- (b) the pre-development biodiversity value of the onsite habitat;
- (c) the post-development biodiversity value of the onsite habitat;
- (d) any registered offsite biodiversity gain allocated to the development and the biodiversity and the biodiversity value of that gain in relation to the development;
- (e) any biodiversity credits purchased for the development; and
- (f) such other matters as the Secretary of State may by regulations specify. When calculating the post-development biodiversity value of a habitat, the planning authority can only take into account an increase in biodiversity value post-development where it is satisfied that the habitat creation or enhancements delivering the increase will be maintained for at least 30 years after the development is completed.

Nicola Hopkins

NICOLA HOPKINS
DIRECTOR OF ECONOMIC DEVELOPMENT AND PLANNING

Notes

Right of Appeal

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.

· If this is a decision to refuse planning permission, or approve with conditions, a householder 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.

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· If this is a decision to refuse planning permission, or approve with conditions, 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.

Appeals can be made online at: <https://www.gov.uk/appeal-planning-decision> . If it is a householder appeal it can be made online at: <https://www.gov.uk/appeal-householder-planning-decision> . If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000. 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. 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. In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in section 114 of the Town and Country Planning Act 1990.

Purchase Notices

If permission to develop land is refused or granted subject to conditions, whether by the local planning authority or by the Secretary of State for the Environment and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, they may serve on the Council of the county borough or county district in which the land is situated a purchase notice requiring that Council to purchase their interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.