

Report to be read in conjunction with the Decision Notice.								
Signed:	Officer:	MC	Date:	05/11/2025	Manager:	LH	Date:	5/11/25

Application Ref:	3/2025/0606			 Ribble Valley Borough Council www.ribblevalley.gov.uk
Date Inspected:	25/09/2025	Site Notice:	25/09/2025	
Officer:	MC			
DELEGATED ITEM FILE REPORT:				APPROVAL

Development Description:	Proposed riding arena, stables, store room, hard standing and access.
Site Address/Location:	Eatoughs Farm, Fleet Street Lane, Ribchester, PR3 3XE

CONSULTATIONS:	Parish/Town Council
No response received.	

CONSULTATIONS:	Highways/Water Authority/Other Bodies
LCC Highways:	No objections subject to conditions.
RVBC Environmental Health Unit:	Recommends conditions relating to waste management and the use of the site, parking of horseboxes, control of dust/fumes/noise/vibration and construction noise/delivery.
RVBC Countryside Officer:	No objection subject to conditions for the mitigation measures outlined in the Knight Sky Ecology Technical Note are adhered to and any category A and B trees are protected by way of condition.
LCC Footpath Officer:	Concerns are raised with regards to the location of the menage and the available width remaining for the provision of the footpath. 2 metres in width is required to remain.

CONSULTATIONS:	Additional Representations.
None received.	

RELEVANT POLICIES AND SITE PLANNING HISTORY:
Ribble Valley Core Strategy: Key Statement DS1: Development Strategy Key Statement DS2: Sustainable Development Key Statement DMI2: Transport Considerations Key Statement EN4: Biodiversity and Geodiversity Policy DMG1: General Considerations Policy DMG2: Strategic Considerations Policy DMG3: Transport & Mobility Policy DME2: Landscape And Townscape Protection Policy DME3: Site And Species Protection And Conservation National Planning Policy Framework (NPPF)

Relevant Planning History:

No relevant planning history.

ASSESSMENT OF PROPOSED DEVELOPMENT:**Site Description and Surrounding Area:**

The site is occupied by land adjacent to an existing farmhouse which forms part of Eatough Farm. The site is located to the Open Countryside, approximately 3km to the north-west of the village of Ribchester. The site is accessed off a private track which also serves public footpath FP0335038. Two other footpaths run adjacent to the site. Public footpath FP0335037 runs northwest to southeast along an agricultural track along the northern edge of the site and public footpath FP0335035 runs adjacent to the hedge, adjoining the neighbouring field. The site is mostly screened by an existing hedgerow along the northern and eastern boundaries with the surrounding land comprising agricultural land.

Proposed development for which consent is sought:

Planning consent is sought for the erection of a stable building and horse exercising arena with associated hardstanding.

It should be noted that the location of the horse arena has been amended and is now sited closer to the proposed stables. In addition, a justification for the size of the stable building has been provided and the rooflights to the stables removed.

The proposed stable building would be constructed in the form of an 'L' shape, being approximately 11.3m by 7.6m. The building would have a pitched roof with an eaves height of approximately 2.4m and a total height of approximately 3.5m. The stables would be sited approximately 10 metres from the northern boundary and approximately 5.2m from the eastern boundary and would be constructed of timber cladding with a metal roof. Internally, the building would have 2 no. stables and a store. These would be accessed from timber doors.

Adjacent to the stables would be an area of crushed stone which will be used to place a trailer to be used to store manure and space to park a horse box.

The horse arena would now be sited appropriately 6 metres to the south of the proposed stable building, to the north-east of the existing pond. The arena would be approximately 40m by 19m and would not have permanent fencing.

Principle of Development:

The application site lies within the open countryside. Policy DMG2 of the Ribble Valley Core Strategy allows for the provision of development outside the Borough's defined settlement areas subject to the following criteria:

- 1. The development should be essential to the local economy or social well-being of the area.*
- 2. The development is needed for the purposes of forestry or agriculture.*
- 3. The development is for local needs housing which meets an identified need and is secured as such.*
- 4. The development is for small scale tourism or recreational developments appropriate to a rural area.*

5. The development is for small-scale uses appropriate to a rural area where a local need or benefit can be demonstrated.

6. The development is compatible with the enterprise zone designation.

The application is supported by a planning statement which confirms that the applicant has 1 no. horse and 1 no. pony and the field would be used for horse grazing and for a hay crop.

Taking account of the above, it is considered that the proposed development would fall within the realm of a small-scale recreational development that would be appropriate to a rural area and as such would satisfy the requirements of criteria point 4 of Policy DMG2. The proposal is therefore considered to be acceptable in principle subject to a condition which restricts the use to a private recreation facility only, and subject to an assessment of additional material planning considerations.

Impact Upon Residential Amenity:

Paragraph 135 (f) of the National Planning Policy Framework states:

'Planning policies and decisions should ensure that developments create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users'.

Furthermore, Policy DMG1 of the Core Strategy requires all proposals for development to consider the effects of development upon existing amenities.

The proposed stable building and horse exercise arena (amended location) would be sited over 30 metres from the boundary with the residential property 'Eastoughs Barn' which is outside the ownership of the applicant and approximately 50m from the main dwelling.

The Environmental Health Officer has raised some concerns with the storage of manure within 20m of the boundary with a neighbouring property. However, the submitted site plan confirmed that the muck store and horse box would be stored immediately adjacent to the stable building which would be in excess of 20m from the closest neighbouring property outside of the ownership of the applicant.

A condition should also be added to restrict the hours of construction and construction deliveries to avoid any harm to the amenity of neighbouring properties.

The proposal would therefore satisfy the requirements of Paragraph 135 (f) of the NPPF and Policy DMG1 of the Core Strategy.

Visual Amenity/External Appearance:

Paragraph 135 (c) of the NPPF states:

'Planning policies and decisions should ensure that developments are sympathetic to local character and history, including the surrounding built environment and landscape setting'.

Policy DMG1 of the Ribble Valley Core Strategy provides additional general design guidance as follows:

'All development must be sympathetic to existing and proposed land uses in terms of its size, intensity and nature as well as scale, massing and style...particular emphasis will be placed on visual appearance and the relationship to surroundings, including impact on landscape character.'

Policy DMG2 also states that:

'Within the open countryside development will be required to be in keeping with the character of the landscape and acknowledge the special qualities of the area by virtue of its size, design, use of materials, landscaping and siting. Where possible new development should be accommodated through the re-use of existing buildings, which in most cases is more appropriate than new build'.

In this instance, the proposed stables and store room would be considered to be of an acceptable size and design for its intended use, as evidenced by the applicant. The building would be sited behind an existing hedge and would be constructed of timber cladding to the walls which is a traditional material appropriate to the rural area. The building would have a low eaves height at 2.4 metres and would be sited 10 metres approximately from the boundary. The stable building would be sited behind existing hedgerows and trees and these could be secured to be retained as they are within the ownership of the applicant. Given the low eaves height and the distance from the site boundary, it is not considered that the stable building would be unduly prominent within the landscape.

The proposed horse exercising arena is considered to be of an appropriate size for its use and is similar in size to other arenas in the Borough. There is a Public Right of Way which runs parallel to the eastern boundary and whilst the horse exercise arena may be visible from the footpath, it would not have any permanent fencing that would draw attention to siting in the landscape as the would use a temporary electric fence when needed in winter. The stable building would also utilise timber cladding with traditional stable doors and utilising typical materials and features of a rural stable building. As such, the proposed menage is not considered to result in a significant encroachment into the open countryside. As such, the proposal is considered to comply with Policies DMG1 and DMG2 of the Ribble Valley Core Strategy.

Highways and Parking:

Ribble Valley Core Strategy Policy DMG3 states that:

'all development proposals will be required to provide adequate car parking and servicing space in line with currently approved standards'.

In addition, Policy DMG1 states that all development must:

- '1. consider the potential traffic and car parking implications.*
- 2. ensure safe access can be provided which is suitable to accommodate the scale and type of traffic likely to be generated'.*

The LHA have been consulted on the proposal and have raised no highway safety issues. However, they have recommended for the imposition of a condition to restrict usage of the stable building and equine menage to private use. On this basis, it is not considered that the proposed development will have any undue impacts upon highway safety as such the proposal satisfies Policies DMG1 and DMG3 of the Core Strategy.

Landscape/Ecology:

The Biodiversity Net-Gain metric and documents have been updated to reflect the amended menage location. An additional tree has been added to the tree planting and the amended scheme includes the planting of 19 scattered trees to create a net-gain of 11.29% which is considered to be acceptable. Any grant of permission shall include the statutory Biodiversity Gain Plan condition to ensure the development is delivered in accordance with the submitted details.

With regards to protected species, the Countryside Officer has been consulted on the application. They do not consider that there would be any concerns in relation to protected species arising from the development e.g. great crested newts following the submission of the eDNA survey results. The Biodiversity Assessment recommends the siting of one Vivara Pro Seville 32mm WoodStone Nest Box to be attached to the North-West

gable and either a Elisa Bat Box or Beaumaris Woodstone Bat Box to be attached to the South-West gable of the stable building. These can both be secured by way of planning condition.

With regards to trees, the proposal would not impact on any trees that are subject to a Tree Preservation Order. However, the Countryside Officer recommends the inclusion of a tree protection condition for all trees identified as Category A/B in the submitted Tree Survey.

Concerns were raised by the footpath Officer at Lancashire Country Council with regards to potential conflict with the PROW and the horse arena in its previous location. The amended location would result in a greater separation distance between the hedge and the arena boundary of approximately 2.5m which would be able to accommodate the accessibility requirements of the footpath (2m).

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.