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| RIBBLE VALLEY BOROUGH COUNCIL | | | |  |  |
| Department of Development | |  |  |  |  |
| Council Offices, Church Walk, Clitheroe, Lancashire, BB7 2RA | | | |  |  |
| Telephone: 01200 425111 Fax: 01200 414488 Planning Fax: 01200 414487 | | | | |  |
| Town and Country Planning Act 1990 | | |  | |  |
| PLANNING PERMISSION | | | | | |
| **APPLICATION NO:** | 3/2020/0472 | |  |  |  |
| **DECISION DATE:** | 13 August 2020 | |  |  |  |
| **DATE RECEIVED:** | 20/07/2020 | |  |  |  |
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| **APPLICANT:** |  |  | **AGENT:** |  |  |
| Mr and Mrs Mizon  Kays Farm House  Fleet Street Lane  Ribchester  Preston  PR3 3XE | |  |  | | |
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| **DEVELOPMENT PROPOSED:** | | Creation of all-weather riding arena 28m x 42m. |
| **AT:** | Kays Farm House 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): | | |
|  | The development must be begun not later than the expiration of three years beginning with the date of this permission.  Reason: To comply with the requirements of section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004. | |
|  | 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:  Location Plan  Existing and Proposed Site Plan M829-M02  Proposed Menage 5829-M01A (amended 12.08.2020)  Reason: For the avoidance of doubt and to ensure that the development is carried out in accordance with the submitted plans. | |
|  | The surface of the riding arena hereby approved shall be completed in strict accordance with the details submitted with the planning application.  Reason: To ensure that the materials to be used are appropriate to the locality. | |
|  | No external lighting shall be installed at any part of the development unless a further planning permission has first been granted in respect thereof.  Reason: In order to ensure a satisfactory appearance in the interests of visual amenity and to prevent nuisance arising. | |
|  | The arena hereby approved shall be for private use only and shall not be used as a separate commercial business, for competitive events or for the exercising/training of horses other than those which are stabled or kept at Kays Farm House (Fleet Street Lane, Ribchester, PR3 3XE).  Reason: In order to safeguard the amenity of nearby residents and in the interest of highway safety. | |

**Note(s)**

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|  | For rights of appeal in respect of any condition(s)/or reason(s) attached to the permission see the attached notes. |
|  | 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. |
|  | The Local Planning Authority operates a pre-planning application advice service which applicants are encouraged to use. Whether or not this was used, 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. |

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| **NICOLA HOPKINS**  **DIRECTOR ECONOMIC DEVELOPMENT & PLANNING** |