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| **Report to be read in conjunction with the Decision Notice.** | | | | | | | | | | | | | |
| **Signed:** | **Officer:** | **LE** | | | | **Date:** | **27/09/21** | **Manager:** | |  | | **Date:** |  |
| **Site Notice displayed** | **N** | **Photos uploaded** | | | |  |  | | | | | | |
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| **Application Ref:** | | | 3/2021/0804 | | | | | |  | | | | |
| **Date Inspected:** | | | June 2021 | | | | | |
| **Officer:** | | | **LE** | | | | | |
| **DELEGATED ITEM FILE REPORT:** | | | | | | | | | **Decision** | | **APPROVE** | | |
|  | | | | | | | | | | | | | |
| **Development Description:** | | | | | Proposed riding arena and horse exerciser. | | | | | | | | |
| **Site Address/Location:** | | | | | Fell View Barn Barret Hill Brow Bolton by Bowland BB7 4PQ | | | | | | | | |
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| **CONSULTATIONS:** | | | | | **Parish/Town Council** | | | | | | | | |
| Grindleton – No objection | | | | | | | | | | | | | |
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| **CONSULTATIONS:** | | | | | **Highways/Water Authority/Other Bodies** | | | | | | | | |
| **LCC Highways:** | | | | |  | | | | | | | | |
| No objection | | | | | | | | | | | | | |
| **CONSULTATIONS:** | | | | | **Additional Representations.** | | | | | | | | |
| None | | | | | | | | | | | | | |
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| **RELEVANT POLICIES AND SITE PLANNING HISTORY:** | | | | | | | | | | | | | |
| **Ribble Valley Core Strategy:**  **Policy DS1: Development Strategy**  **Policy DS2: Sustainable Development**  **Policy EN2: Landscape**  **Policy DMG1: General Considerations**  **Policy DMG2: Strategic Considerations**  **Policy DME2: Landscape and Townscape Protection** | | | | | | | | | | | | | |
| **Relevant Planning History:**  3/2018/0931- Change of use of land to residential curtilage and conversion of stable building to ancillary living accommodation. APPROVED 28.02.2019.  3/2017/1059- Equine stables to accommodate two horses, incorporating tack room, hay and equipment storage, disabled hoist and horse shower. Amendments to design approved under planning permission 3/2016/0648. APPROVED 08.12.2017.  3/2016/0648- Equine stables to accommodate two horses, incorporating tack room, disabled hoist and horse shower. APPROVED 24.08.2016.  RV/2021/ENQ/00049 – pre application advice. | | | | | | | | | | | | | |
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| **ASSESSMENT OF PROPOSED DEVELOPMENT:** | | | | | | | | | | | | | |
| **Site Description and Surrounding Area:**  The application site is located amongst a small group of dwellings located approx 2.5km to the west of Bolton by Bowland off Holden Lane. The site is in open countryside and within the Forest of Bowland AONB The application site consists of the dwelling which is a barn conversion, agricultural building, a garage and converted stable. | | | | | | | | | | | | | |
| **Proposed Development for which consent is sought:**  The application seeks consent for the construction of a riding arena to the South of the agricultural building and horse walker to the west. | | | | | | | | | | | | | |
| **Principle of Development:**  The site is located in open countryside within the Forest of Bowland AONB. Policy DMG2 of the core strategy states that development outside settlement boundaries will not permitted unless it meets one of a number of exceptions. One of these is that “the development is for small-scale uses appropriate to a rural area where a local need or benefit can be demonstrated.”  The policy goes on to say that in the open countryside and the AONB that great care shall be taken to preserve the landscape and where possible development should be accommodated through the re-use of existing buildings and be small scale.  Equestrian developments would normally be found in areas of open countryside and there is no objection in principle to this type of use here. The site is within the AONB and therefore the character of  this protected landscape must be maintained and where possible enhanced, to accord with Key Statement  EN2.  There is a separate application under consideration for the conversion of the agricultural building. This application is for riding arena and horse exerciser for domestic purposes in connection with the dwelling. The development is small scale and will be located within the existing group of buildings; it is considered that these are acceptable in principle but would be on the condition that the is use is restricted to those horses at the site. | | | | | | | | | | | | | |
| **Residential Amenity:**  The proposed development is for domestic purposes and is located further away from neighbouring properties than the existing buildings on the site. Providing the use is restricted to being ancillary to the dwelling as well as a condition requiring planning permission for any floodlighting it is not considered that it would have a harmful impact on residential amenity. | | | | | | | | | | | | | |
| **Visual Amenity / Landscape:**  The proposed development is fairly small in scale and is for equine purposes which is commonly found in rural areas. The development is located within the existing group of built form. The arena will require minimum levelling of less than 1 metre at the highest point and a small mound and planting will be formed at the Eastern end; it will be surrounded by a post and rail fence. As aforementioned a condition controlling lighting will be imposed. The horse walker is a circular structure with mesh sides measuring approx. 6 metres in diameter.  It is not considered that the proposal will have an unacceptable visual impact and will be viewed amongst the existing built form in long distance views. It is considered that the character of the AONB will be maintained. | | | | | | | | | | | | | |
| **Highways:**  There are no objections from LCC’s highway officers who draw attention to the requirement to keep the public footpaths unobstructed. | | | | | | | | | | | | | |
| **Observations/Consideration of Matters Raised/Conclusion:**  The proposal is considered acceptable in terms of the relevant core strategy policies and other material considerations. It is therefore recommended accordingly. | | | | | | | | | | | | | |
| **RECOMMENDATION**: | | | | To approve planning permission. | | | | | | | | | |