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| **Report to be read in conjunction with the Decision Notice.** |
| **Signed:** | **Officer:** | **LE** | **Date:** | **18.5.2022** | **Manager:** |  | **Date:** |  |
| **Site Notice displayed** | **N** | **Photos uploaded** | **Y** |  |
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| **Application Ref:** | 3/2022/0374 |  |
| **Date Inspected:** | 29th April 2022 |
| **Officer:** | **LE** |
| **DELEGATED ITEM FILE REPORT:**  | **Decision** | **APPROVE** |
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| **Development Description:** | Proposed erection of a post and rail riding manege, 60m long x 20m wide, for the private use of the applicant. |
| **Site Address/Location:** | The Granary Hesketh Lane Chipping PR3 2TH |
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| **CONSULTATIONS:**  | **Parish/Town Council** |
| No comments to date |
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| **CONSULTATIONS:**  | **Highways/Water Authority/Other Bodies** |
| **None** |  |
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| **CONSULTATIONS:**  | **Additional Representations.** |
| None received |
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| **RELEVANT POLICIES AND SITE PLANNING HISTORY:** |
| **Ribble Valley Core Strategy:**Policy EN2: LandscapePolicy DS1: Development Strategy Policy DS2: Sustainable Development Policy DMG1: General Considerations Policy DMG2: Strategic Considerations Policy DME2: Landscape and Townscape Protection |
| **Relevant Planning History:**2020/0422 - Removal of existing WW2 Nissen hut. Construction of a timber-framed American barn stable building to accommodate four horses, feed, fodder and tack storage belonging to the household. Approved.  |
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| **ASSESSMENT OF PROPOSED DEVELOPMENT:** |
| **Site Description and Surrounding Area:**The application site is located in a row of Dwellings on Hesketh Lane in Chipping. To the rear of the dwelling there is an American Barn style stable block for which planning permission was granted in 2020. Behind this there is a flat paddock, which is the site of the proposed manege, fenced with post and wire and electric tape to separate it from the rest of the grazing land surrounding. The land is relatively flat. The site lies in a rural position outside any settlement boundaries and within the Forest of Bowland AONB. |
| **Proposed Development for which consent is sought:**The application seeks consent for the construction of a 60m x 20m manege for the applicants personal use.  |
| **Principle of Development:**Policy DMG2 stipulates that development will only be allowed in open countryside in certain circumstances. The application is for the construction a menage for personal recreational use which is appropriate to a rural area. The site lies within the Forest of Bowland AONB. Policy EN2 requires that ‘any development will need to contribute to the conservation of the natural beauty of the area. The landscape and character of those areas that contribute to the setting and character of the Forest of Bowland Areas of Outstanding Natural Beauty will be protected and conserved and wherever possible enhanced’ The development will involve very little, if any, regrading of the land to form a flat surface and will be surrounded by a post and rail fence.The proposal is considered acceptable in principle subject to the material planning considerations. |
| **Residential Amenity:**The proposed personal use of the site for exercising horses will not have a materially different impact on neighbours than the current use as a paddock and the area is sited away from neighbours behind the existing stable building. As aforementioned the site is completely flat and is already demarcated by fences. No lighting is proposed, and a condition will be imposed to prevent this occurring without consent first being sought. A condition restricting is to personal use only will also be imposed.  |
| **Visual Amenity:**The proposal will involve the formation of a flat sand covered surface as the field is already relatively flat. The menage is located near to the boundaries of the field and accessed via a gate from the hard surfaced yard at the rear of the dwelling. A 1.3 m high post and rail fence is proposed to the boundary and there is already some boundary treatment in situ which will be replaced by this. It is not considered that the proposal will be obtrusive in long distance views and is an appropriate and common feature in a rural area. As aforementioned any lighting would require permission as this could potentially have a detrimental impact on the landscape quality of the AONB.  |
| **Highways:**The proposal is for private use and the horses reside at the same site therefore it will not generate additional vehicle movements. The condition restricting the use to the occupants of the Granary will also ensure that it does not generate additional traffic which may have highway safety implications. |
| **Observations/Consideration of Matters Raised/Conclusion:**Taking into consideration the relevant planning policies and material planning considerations the proposal is considered to be an acceptable form of development and it is therefore recommended accordingly. |
| **RECOMMENDATION**: | To approve planning permission.  |

The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason: Required to be imposed pursuant to 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:

22 0374 Location Plan

22 0374 Block Plan

Reason: For the avoidance of doubt and to clarify which plans are relevant to the consent.

The materials to be used in the construction of the development as indicated on approved drawing “Block Plan” shall be implemented in accordance with the approved details.

Reason: In order that the Local Planning Authority may ensure that the materials to be used are appropriate to the locality and respond positively to the inherent character of the area.

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 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 to residential amenity or the character and visual amenities of the immediate area.

The menage hereby approved shall only be used for private recreational purposes incidental to the dwelling known as The Granary, Hesketh Lane and shall not be used for any commercial riding, training purposes, competitions or events.

Reason: To clarify the nature of the consent hereby approved and in the interests of the amenities of the area