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| 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:** | 3/2023/0245 | |  |  |  |
| **DECISION DATE:** | 18 August 2023 | |  |  |  |
| **DATE RECEIVED:** | 28/03/2023 | |  |  |  |
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| **APPLICANT:** |  |  | **AGENT:** |  |  |
| Mr and Mrs Taylor  Elmridge Farmhouse  Elmridge Lane  Chipping  PR3 2NY | |  | Mr Chris Smith  Plan A (North West) Limited  32 Aughton Road  Southport  PR8 2AG | | |
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| **DEVELOPMENT PROPOSED:** | | Erection of a multi-functional barn for equestrian and agricultural use and equestrian arena with associated external lighting. (Variation of Condition 4 and 5 of planning permission 3/2019/0690 to sever the link to Elmridge Farm whilst retaining the facilities for private use) |
| **AT:** | Land adjacent to Elmridge Barn Elmridge Lane Chipping PR3 2NY | |
| 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): | | |
|  | 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 P-100  " Proposed Site Layout P-105 Rev D (Amended Plans Received 25/09/2019)  " Proposed Site Sections P-106 Rev B (Amended Plans Received 25/09/2019)  " Proposed Floor Plan P-107 Rev B (Amended Plans Received 25/09/2019)  " Proposed Elevations P-108 (Amended Plans Received 25/09/2019)  Reason: For the avoidance of doubt and to clarify which plans are relevant to the consent | |
|  | The materials to be used on the external surfaces of the development hereby approved shall be implemented as indicated within the approved drawing/details within the application 3/2019/0690.  Reason: In order that the Local Planning Authority may ensure that the materials to be used are appropriate to the locality  P.T.O. | |
|  | The building hereby permitted shall be used for agricultural purposes (as defined in section 336(1) of the Town and Country Planning Act 2015); in conjunction with an agricultural enterprise; and for the stabling of horses for private use only, and shall not be used in connection with any commercial equestrian enterprise such as livery stables or riding school.  Reason: To ensure the building is used solely for agricultural purposes connected with the working of the holding and for the protection of nearby residential amenity and highway safety. | |
|  | The manege hereby approved and area within the red-edge as indicated on the proposed site layout (P-105 D) 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 the stables hereby approved.  Reason: In order to safeguard the amenity of nearby residents and in the interest of highway safety. | |
|  | Details of all permanent or temporary external building or ground mounted lighting/source(s) of illumination that are proposed to be erected or installed on or adjacent the manege or building hereby approved shall have first been submitted to and agreed in writing by the Planning Authority prior to their installation. For the avoidance of doubt the submitted details shall also include the precise timings and periods of use whereby the illumination will be active and no artificial illumination shall be used externally within the site outside of these hours.  Reason: In the interests of general visual amenities of the area and to minimise undue excessive light pollution that may be of detriment to the character and visual amenities of the protected AONB landscape. | |

**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 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  **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.

· 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.