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| **Report to be read in conjunction with the Decision Notice.** |
| **Signed:** | **Officer:** | **WH** | **Date:** | **08-08-23** | **Manager:** | **LH** | **Date:** | **17/8/23** |
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| **Application Ref:** | 2023/0245 |  |
| **Date Inspected:** | N/A | **Site Notice:** | 19/04/23 |
| **Officer:** | Will Hopcroft |
| **DELEGATED ITEM FILE REPORT:**  | **APPROVAL** |
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| **Development Description:** | 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) |
| **Site Address/Location:** | Land adjacent to Elmridge Barn, Elmridge Lane, Chipping |
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| **CONSULTATIONS:**  | **Parish/Town Council** |
| No response.  |
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| **CONSULTATIONS:**  | **Highways/Water Authority/Other Bodies** |
| None required. |
| **CONSULTATIONS:**  | **Additional Representations.** |
| None received.  |
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| **RELEVANT POLICIES AND SITE PLANNING HISTORY:** |
| **Ribble Valley Core Strategy:**Key Statement DS1: Development StrategyKey Statement DS2: Sustainable DevelopmentPolicy DMG1: General ConsiderationsPolicy DMG2: Strategic ConsiderationsNational Planning Policy Framework (NPPF) |
| **Relevant Planning History:****2019/0690:**Erection of a multi-functional barn for equestrian and agricultural use and equestrian arena with associated external lighting – Approved with Conditions |
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| **ASSESSMENT OF PROPOSED DEVELOPMENT:** |
| **Site Description and Surrounding Area:**The application site refers to the existing barn complex as approved under 2019/0690 – that being for equestrian and agricultural use, and equestrian arena with associated external lighting. The site sits just off Elmridge Lane in Chipping and is located within the Area of Outstanding Natural Beauty.  |
| **Proposed Development for which consent is sought:**The application is a Section 73 application to vary conditions 4 and 5 of planning permission 3/2019/0690.As existing, these conditions read as below:***Condition 4*** 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 in association with the dwelling known as Elmridge Farm 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.***Condition 5***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 associated with Elmridge Farm.Reason: In order to safeguard the amenity of nearby residents and in the interest of highway safety.--It is proposed that these conditions are amended, so that they read as follows:***Condition 4 as amended under this application***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***, 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.***Condition 5 as amended under this application***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.Reason: In order to safeguard the amenity of nearby residents and in the interest of highway safety.From the above, it is evident that the applicant wishes to sever the requisite link between the stables and residential occupation at Elmridge Barn but still retain the facilities for private use. This will allow the applicant to reside elsewhere yet retain the equestrian/agricultural facilities for their private use or for the private use of the facilities on a non-commercial basis**.**  |
| **Principle of Development:**The application does not seek to alter the principle of development established under application reference 3/2019/0690. The principle of development therefore remains acceptable. The only relevant material consideration this application stands to be assessed against the impact upon residential amenity and highway safety.  |
| **Impact Upon Residential Amenity and Highway Safety:**Upon review of the delegated report for the original application, it is considered that the driving reason behind the imposition of conditions limiting the use of facilities to Elmridge Farm was to ensure that the level of activity associated with the proposed stables is kept to a minimum. Officers consider that by removing the link between Elmridge Farm and the stables but retaining the wording surrounding private use only and explicitly restricting commercial use, the level of activity will still be limited to the owner of the stables on a private basis, in much the same way it is at present. The level of activity will be limited to individual private vehicles entering and exiting, again in much the same way it is at present. The resultant increase in vehicles using the access road and entering/exiting the site onto Elmridge Lane is considered to be minimal. As such it is not considered that there will be any increased adverse impact upon residential amenity or highway safety by amending the wording of these conditions and the proposal is considered compliant with DMG1 (Amenity) and (Highways).  |
| **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. |