

Report to be read in conjunction with the Decision Notice.

Application Ref:	3/2021/0166	 Ribble Valley Borough Council www.ribblevalley.gov.uk
Date Inspected:	04/03/2021	
Officer:	RB	
DELEGATED ITEM FILE REPORT:		APPROVAL

Development Description:	Horse area 20m by 40m for private use.
Site Address/Location:	Lower Stony Bank, Wigglesworth Road, Slaidburn, BB7 4TR

CONSULTATIONS:	Parish/Town Council
The parish council are concerned about the location of the arena and that it would be better placed closer to the other buildings.	

CONSULTATIONS:	Highways/Water Authority/Other Bodies
N/A	
CONSULTATIONS:	Additional Representations.
None received within consultation period	

RELEVANT POLICIES AND SITE PLANNING HISTORY:
Ribble Valley Core Strategy: Key Statement EN2 -Landscape Policy DMG1 – General Considerations Policy DMH5 – Residential & Curtilage Extensions Policy DME2 – Landscape & Townscape Protection National Planning Policy Framework (NPPF)
Relevant Planning History: None relevant
ASSESSMENT OF PROPOSED DEVELOPMENT:
Site Description and Surrounding Area: The application relates to an agricultural field off Wigglesworth Road in Slaidburn. The application site is located north of the application property that it will relate too. The application site is located within a rural setting and falls within the Forest of Bowland AONB.
Proposed Development for which consent is sought: Consent is sought for the formation of a 40 x 20m arena for private use. The arena will be surfaced with sand fibre and the boundary of the arena will be a post and rail fence.
Impact Upon Residential Amenity: There are no immediate neighbours within proximity of the application site.

Visual Amenity/External Appearance:

Ribble Valley Core Strategy Policy DMG1 states that “development should be sympathetic to existing and proposed land uses in terms of its size, intensity and nature”. Furthermore, emphasis is placed on visual appearance and the relationship to surroundings.

Key Statement EN2 states that the landscape character of the Forest of Bowland Area of Outstanding Natural Beauty will be protected, conserved and enhanced. This policy also states that development will be expected to be keeping with the character of the landscape, reflecting local distinctiveness, vernacular style, scale, features and building materials. NPPF paragraph 172 says that ‘great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty which have the highest status of protection in relation to these matters’.

The proposed facility would be a low level feature in the landscape. The site of the proposal is relatively flat and would not require any significant alteration of land levels. The boundary treatment comprising a timber post and rail fence is considered acceptable in this location. To protect the visual amenity of the area no lighting of the manège would be permitted without prior consent from the local planning authority. The concerns raised by the parish council have been noted but it is considered that this area of the field is the most suitable and screened from the public road and as result would have the least impact on the visual amenity of the area. Taking account of the above, it is considered that the proposed development would not result in an unacceptable impact on the visual appearance of the landscape.

Observations/Consideration of Matters Raised/Conclusion:

It is 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