


Report to be read in conjunction with the Decision Notice.

Signed:	Officer:	BT	Date:	7/4/2021	Manager:		Date:	
Site Notice displayed	N/A	Photos uploaded	Y					

Application Ref:	3/2021/0170	 Ribble Valley Borough Council www.ribblevalley.gov.uk	
Date Inspected:	3/3/2021		
Officer:	BT		
DELEGATED ITEM FILE REPORT:		Decision	Approval

Development Description:	Erection of stable block for private use.
Site Address/Location:	Hillcrest Farm, Startifants Lane, Chipping. PR3 2NP

CONSULTATIONS:	Parish/Town Council
Chipping Parish Council have no objections.	

CONSULTATIONS:	Highways/Water Authority/Other Bodies
None.	

CONSULTATIONS:	Additional Representations.
No representations have been received in respect of the application.	

RELEVANT POLICIES AND SITE PLANNING HISTORY:
Ribble Valley Core Strategy: Key Statement DS1 - Development Strategy Key Statement DS2 - Presumption in Favour of Sustainable Development Key Statement EN2 - Landscape Policy DMG1 – General Considerations Policy DMG2 – Strategic Considerations Policy DMH5 – Residential and Curtilage Extensions
National Planning Policy Framework (NPPF)
Relevant Planning History:
3/2008/0798: Agricultural building for hay, straw and feedstuffs (Approved)
3/2014/0285: Erection of one new multi-purpose agricultural building (Approved)
3/2017/0194: Change of use of existing agricultural building (including partial demolition) to livery stables and change of use of agricultural land to form sand paddock (Approved)

ASSESSMENT OF PROPOSED DEVELOPMENT:

Site Description and Surrounding Area:

The proposal site relates to a farmstead that is situated approximately 2 miles outside the village of Chipping. The proposal site contains a farmhouse and several agricultural buildings. The surrounding area is largely characterised by agricultural fields, open countryside and other farmsteads.

Proposed Development for which consent is sought:

Consent is sought for the erection of a stable block within the curtilage of Hillcrest Farm for private use.

Principle of development:

The proposal site lies just outside of the defined settlement area of Chipping. Policy DMG2 of the Ribble Valley Core Strategy states that proposals for development outside the defined settlement areas can be considered as justifiable if *'the development is for small scale tourism or recreational developments appropriate to a rural area.'*

The construction of stable blocks and the pursuit of equine leisure orientated activities are both synonymous with rural areas therefore the construction of a stable block for private use is considered to be wholly justifiable in this particular instance. Moreover, the proposed works would be small in scale in as much that the stable block would only contain 3 stables therefore the proposal is considered to be appropriate in terms of size for a private stable block.

Furthermore, it is not considered that the stable block which is a modest addition to the existing development on the site would conflict with policy DMG2 and is therefore acceptable in principle subject to an assessment of the other material planning considerations.

The proposal site also lies within the Forest of Bowland Area of Outstanding Natural Beauty therefore consideration will be given towards the effect of the proposal on the visual character of the surrounding area.

Residential Amenity:

The proposed stable block will not be used a residential dwelling nor does it contain any windows as part of its design therefore the proposal will not have any undue impacts upon privacy. The closest residential properties of Hillcrest Cottage and Parlick View Cottage will be located approximately 40 metres away from the proposed stable block therefore it is not considered that the proposal will have any adverse impacts upon natural light or outlook for nearby residents.

Visual Amenity / Landscape:

The proposal site lies within the Forest of Bowland Area of Outstanding Natural Beauty. With reference to development in Areas of Outstanding Natural Beauty, Key Statement EN2 of the Ribble Valley Core Strategy states that *'the Council will expect development to be in keeping with the character of the landscape, reflecting local distinctiveness, vernacular style, scale, style, features and building materials.'*

The proposal accords with the above statement in as much that the proposed stable block will be constructed from dark stained timber boards and doors with a black onduline sheeted roof which will be in keeping with the external features of the existing agricultural buildings on site and in the surrounding area.

The proposed building will measure 11.3 metres x 3.8 metres with an eaves and roof pitch height of 2.5 metres and 3.5 metres respectively. As such, it is not considered that the proposal will have an overbearing presence in as much that the stable block will be considerably smaller in scale in comparison to the existing agricultural buildings on the proposal site.

The proposal will introduce built form into the surrounding landscape and as such there will be some visual impact upon the visual character of the AONB however the proposed stable block will not be an isolated feature on the landscape in as much that it will be grouped with other buildings which will significantly reduce its visual impact.

Ecology:

No ecological constraints were identified in relation to the proposal.

Highways:

Lancashire County Council Highways have not been consulted on the proposal however the proposed building is associated with the existing use of the site and as such no increase in traffic or alterations to parking and access at the proposal site is anticipated.

Observations/Consideration of Matters Raised/Conclusion:

The proposal does not raise any concerns in relation to residential amenity and will not have any significant visual impact upon the surrounding area. Moreover, the proposal accords with Key Statement EN2 and Policy DMG2 of the Ribble Valley Core Strategy in as much that the proposed works are small scale development appropriate to a rural area that will integrate well with the existing rural environment.

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 permission be granted.