


Report to be read in conjunction with the Decision Notice.

Signed:	Officer:	BT	Date:	5/7/2021	Manager:		Date:	
Site Notice displayed	N/A	Photos uploaded	Y					

Application Ref:	3/2021/0524	 Ribble Valley Borough Council www.ribblevalley.gov.uk	
Date Inspected:	10/6/2021		
Officer:	BT		
DELEGATED ITEM FILE REPORT:		Decision	Approval

Development Description:	Retention of unauthorised stables for private equine use.
Site Address/Location:	Land to the South of Old Langho Road, Langho. BB6 8AW

CONSULTATIONS:	Parish/Town Council
Billington and Langho Parish Council have raised objections in relation to the proposal. These objections are summarised as:	
<ul style="list-style-type: none">Impact of the proposal upon highway safety	
The above concern is addressed below in the corresponding section of the report.	

CONSULTATIONS:	Highways/Water Authority/Other Bodies
Lancashire County Council Highways consulted on 3/6/21 – no response.	
CONSULTATIONS:	Additional Representations.
None.	

RELEVANT POLICIES AND SITE PLANNING HISTORY:
Ribble Valley Core Strategy: Key Statement DS1 – Development Strategy Key Statement DS2 – Presumption in Favour of Sustainable Development Policy DMG1 – General Considerations Policy DMG2 – Strategic Considerations Policy DMG3 – Transport and Mobility NPPF
Relevant Planning History: No recent planning history relevant to the determination of the application.

ASSESSMENT OF PROPOSED DEVELOPMENT:
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Site Description and Surrounding Area:

The application relates to a land parcel and existing stable block in Old Langho. The stable block is situated within the North-western section of the land parcel which lies directly to the South of Old Langho Road. The surrounding area comprises a mixture of residential dwellings, woodland and open countryside.

Proposed Development for which consent is sought:

Consent is sought for the retention of an unauthorised stable block for private equine use.

Principle of development:

The proposal site lies outside of any defined settlement area. 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 2 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 site would conflict with policy DMG2 and is therefore acceptable in principle subject to an assessment of the other material planning considerations.

Residential Amenity:

The proposed stable block would not be used a residential dwelling nor does it contain any windows as part of its design therefore the proposal would not have any undue impacts upon privacy. The closest residential properties to the stable block are located approximately 70 metres away to the East therefore it is not considered that the proposal would have any adverse impacts upon natural light or outlook for nearby residents.

Furthermore, it is not envisaged that there would be any additional noise and disturbance to any near neighbours over those normal activities associated with equine leisure pursuits.

Visual Amenity:

The existing stable block is relatively modest in terms of size measuring 7.2 x 3.0 metres with an eaves and roof pitch height of 2.2 and 2.7 metres respectively therefore it is not considered that the stable would be an over dominant feature within the existing landscape.

The stable block consists of timber boarding and black onduline roof sheeting both of which are commonly used in the construction of stable blocks and other rural structures therefore the stable block would not be an incongruous feature within the existing pattern of development if retained.

Accordingly, it is not considered that retention of the existing stable block would have any undue impact upon the visual amenities of the surrounding area.

Landscape/Ecology:

No ecological constraints were identified in relation to the proposal.

Highways:

No response has been received from LCC Highways in relation to the proposed works however given the scale of the development no significant vehicle movements are anticipated to and from the proposal site. Accordingly, it is not considered that the proposal would have any undue impact upon highway safety.

Observations/Consideration of Matters Raised/Conclusion:

The proposal does not raise any concerns in relation to residential amenity and would not have any undue 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 proposal is considered to be a small scale development appropriate to a rural area.

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.