


Report to be read in conjunction with the Decision Notice.

Signed:	Officer:		Date:		Manager:		Date:	
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Application Ref:	3/2020/0011	 Ribble Valley Borough Council www.ribblevalley.gov.uk
Date Inspected:	29/05/20	
Officer:	JM	
DELEGATED ITEM FILE REPORT:		APPROVAL

Development Description:	Erection of a 6.19m x 30.48m steel portal frame equestrian building and one temporary equine worker's dwelling for three years
Site Address/Location:	Woodfold Stables and Forge Further Lane Mellor

CONSULTATIONS:	
Parish/Town Council.	No comments received

LCC highways.	No objection.
ADAS	Consider the extension would result in the need for on site accommodation. Considers a Farrier business does not relate to outdoor sport or recreation but it is supported by Para 83 and 84 in relation to supporting all types of business in rural areas.
Other	2 letters of objection raising the following concerns. <ul style="list-style-type: none"> • Increase in traffic • Unsightly buildings • Impact on local heritage assets • Loss of view • Loss of privacy. • Noise disturbance caused by activities • Temporary nature of caravan will become permanent.

RELEVANT POLICIES.:

Key Statement EN1 – Green Belt
 Key Statement EN2 – Landscape
 Key Statement EN5 – Heritage Assets

Policy DMG1 – General Considerations
 Policy DMG2 – Strategic Considerations
 Policy DME1 - Protecting Trees and Woodlands
 Policy DME2 - Landscape and Townscape Protection
 Policy DME4 – Protecting Heritage Assets
 Policy DMB1 – Supporting Business Growth and the Local Economy

Other Material Considerations:

National Planning Policy Framework (NPPF)
 Technical Guidance to the National Planning Policy Framework
 Planning Practice Guidance (PPG)

Relevant Planning History:

3/2019/0483- Temporary equine workers dwelling (Refused)

3/2019/0482.- Steel portal framed building for the stabling and work area for existing business. (Refused)

3/2019/0229- Temporary equine workers dwelling. (Withdrawn)

3/2019/0222- Application for a steel portal framed building for the stabling and work area for existing business. (Refused)

3/2015/0360- For the retention of the existing stable building, access track and manage to be used as a remedial farrier business (Approved with Conditions)

3/2012/0359- Proposed construction of agricultural building for stables and a 40m x 20m ménage. Close off the existing field gate and construct a new field access, gravel track and 6no. Parking spaces. (Approved with Conditions)

3/2019/0222- Application for a steel portal framed building for the stabling and work area for existing business. (Refused)

3/2019/0483- Temporary equine workers dwelling (Resubmission of application 3/2019/0229). Refused.

3/2019/0229- Temporary equine workers dwelling. (Withdrawn)

3/2019/0222- Application for a steel portal framed building for the stabling and work area for existing business. (Refused)

3/2015/0360- For the retention of the existing stable building, access track and manage to be used as a remedial farrier business (Approved with Conditions)

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ASSESSMENT OF PROPOSED DEVELOPMENT:**Proposed Development for which consent is sought:****Site Description and Surrounding Area**

The application relates to an existing stable building and associated ménage located on the south side of Further Lane, Mellor. The site is located within the defined green belt and in a largely rural context. The site is adjoined to the south by the grounds of the historic park and garden, Woodfold Park, Listed Grade II.

Proposed Development for which consent is sought

This application is the resubmission of planning application 3/2019/0222, while the supporting documentation has been amended slightly; no additional information has been submitted in support of the planning application.

The application seeks consent to erect an extension to the existing stable building measuring approximately 6.2m by 30m to create an additional 5 stables and work area. The proposed extension will lead on from the existing buildings eaves height approximately 3.5m falling to approximately 2.3m at the eaves to the west.

The submitted details propose that the stables will solely be used for the purposes of the stabling of horses that are undergoing remedial farrier treatment. The submitted details further state that there will be no independent livery or commercial stabling of horses independent from those that are undergoing remedial treatment.

The proposal also includes a caravan at the side of the building as temporary accommodation. The building is cream coloured and in situ but not capable of occupation at time of inspection. Access to the caravan is from the existing car park and there is a limited garden area.

Principle of Development:

The principal planning policy considerations in this case are based around the Ribble Valley Core Strategy adopted December 2014. The Ribble Valley Core Strategy highlights the requirement for development to protect and enhance protected areas and landscapes.

The proposal is located within the Green Belt, Key Statement EN1 'Green Belt' stresses the importance of the protection of the designated green belt and negates any development which may be viewed as contrary or result in a conflict to the areas designation and purposes of the designation.

The construction of an extension to a building within the Green Belt will constitute inappropriate development unless one of the exceptions in the National Planning Policy Framework is engaged. To benefit from the relevant exception in the case of this site, the applicant must demonstrate that the development:

- does not result in disproportionate additions over and above the size of the original building;

Since the previous application there has been a slight reduction in size but it is still considered that the proposed development may constitute inappropriate development and as such the tests of paragraph 144 of the Framework are engaged. The applicant has now submitted a personal statement with the application and it is now considered that the nature of the business and its requirements justifies a special circumstances.

Residential Amenity:

Policy DMG1 of the Core Strategy states that development must not adversely affect the amenities of the surrounding area. This includes residential properties, the dwellings 1 and 2 The Walled Gardens are located approximately 65m to the south from the application site, and the dwelling Cook's Farm is located approximately 58m to the north east of the application site. Due to the distance between the proposed stable extension and the residential dwellings within the area it is considered that the stable extension will not result in any significant negative impact on the residential amenity of any neighbouring properties. This view is based on regard given to contents of the objection letters and subject to further landscaping to reduce the impact on residential amenity. As there is no hours of use condition on the existing building it would be unreasonable to impose such a restriction. On that basis it is considered that the extension or caravan would result in any significant amenity issues.

Visual Amenity:

The proposed building is appropriately designed for its purpose and the materials are in keeping with the locality. The extension is seen against the backcloth of the existing buildings and the mature landscaping reduces any visual impact. Although the caravan can be seen by the adjacent properties

and long distant views from dwellings within Woodfold Park it will be partly screened from the roadside by the existing building and hedgerow. Further landscaping will be conditioned to further reduce the impact. As a result the proposal will not be wholly visible from the public realm. The materials are grey cladding with fence details to be green.

Impact upon Listed Building(s) and Setting:

The location of the existing building and proposed extension lies approximately 26m from the boundary of the historic park and garden, Woodfold Park, and approximately 334m north from The Orangery, listed Grade II, and approximately 270m north from Woodfold Hall, listed Grade II.

While there is some natural screening on the south eastern boundary, in the form of a hedge row and some tree planting, the proposed development will be visible from vantage points within Woodfold Park and the surrounding Historic Park and Gardens.

It is considered that the existing stables and ménage along with the associated storage of equestrian vehicles and trailers already has an impact on the setting of Woodfold Park and Gardens. Given the development already present at the site it is not considered that the proposed extension to the stable building and caravan will significantly impact on the heritage assets when compared with the existing arrangement.

Design.

Policy DMG1 of the Ribble Valley Core Strategy requires development to be of a high standard of design and be sympathetic to existing and proposed land uses in terms of size, intensity and nature as well as scale and design. The proposed building will be constructed to match the existing stable building namely, concrete block to 1.3m with vertical timber cladding to the eaves; as a result the visually similar materials are considered to be acceptable within this rural location.

It is considered that given the relative low level structure of the extension and its location and the appropriately sited caravan that the visual impact is limited and an acceptable level.

Highways:

No objection has been received in relation to highway matters and the proposal provides for sufficient parking spaces.

Observations/Consideration of Matters Raised/Conclusion:

Having regard to all material consideration and importantly the special circumstances put forward and the advice of ADAS the scheme is now considered to be acceptable.

RECOMMENDATION:

That planning permission be granted.