

RIBBLE VALLEY BOROUGH COUNCIL

Department of Development

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Town and Country Planning Act 1990

PLANNING PERMISSION

APPLICATION NO: 3/2007/0029

DECISION DATE: 04 April 2007

DATE RECEIVED: 19/01/2007

APPLICANT:

Mr & Mrs Mizon
Lower Allesholes Farm
Allesholes Road
Walsden
Todmorden
OL14 7TL

AGENT:

MCK Partnership Ltd
48 Watling Street Road
Fulwood
PRESTON
PR2 8BP

DEVELOPMENT Revised application for Riding Centre, Access, Carparking and associated works.
PROPOSED:

AT: land adjacent Northcote Manor Northcote Road Langho Lancs

Ribble Valley Borough Council hereby give notice that **permission has been granted** for the carrying out of the above development in accordance with the application plans and documents submitted subject to the following condition(s):

1. The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason: Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

2. Prior to commencement of the development, precise details of any external lighting shall be submitted to and approved in writing by the Local Planning Authority. In accordance with this condition, there shall be no external lighting at the paddock area unless otherwise agreed as low lighting units.

REASON: In order to minimise light pollution and comply with Policies G1 and G8 of the Districtwide Local Plan.

3. Prior to being discharged into any watercourse, surface water, sewer or soakaway system or surface water drainage and parking areas shall be sealed through trapped gullies with an overall capacity compatible with the site being drained.

REASON: To prevent pollution of the water environment in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

4. No development approved by this permission shall be commenced until a scheme for disposal of foul surface water has been approved by the Local Planning Authority. Such a scheme shall be constructed and completed in accordance with the approved plans.

REASON: To ensure a satisfactory means of drainage in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

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5. No development approved by this permission shall be commenced until the scheme for the containment and storage of manure has been approved by the Local Planning Authority. Such a scheme shall be constructed and completed in accordance with approved plans.

REASON: To prevent pollution of water environment in accordance with Policy G1 of the Districtwide Local Plan.

6. The proposed landscaping scheme submitted under drawing 06/963/003 shall be implemented at a timescale to be agreed by the Local Planning Authority. The landscaping shall be maintained thereafter for a period of not less than 5 years to the satisfaction of the Local Planning Authority. This maintenance shall include replacement of any tree or shrub which is removed or dies or is seriously damaged or becomes seriously diseased by a species of a similar size than that originally planted.

REASON: In the interests of the amenities of the area and to comply with Policy G1 of the Districtwide Local Plan.

7. The occupation of a dwelling shall be limited to persons solely or mainly employed in the proposed equestrian centre as described in the application.

REASON: Since the Local Planning Authority would not normally grant permission for a dwelling in such a location without specific justification and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan.

8. The access details as submitted shall be carried out to the satisfaction of the Local Planning Authority before any of the buildings are occupied.

REASON: In the interest of highway safety and to comply with Policy G1 of the Districtwide Local Plan.

9. Notwithstanding the provisions of the Town and Country Planning (General Development Order) 1998, there shall not at any time in connection with the development hereby permitted be erected or planted or allowed to remain upon the land hereinafter any building, wall, fence, hedge, tree, shrub or other device which will obstruct the view above a plane 1m above the ground level of the adjoining highway. The piece of land affected by this condition shall be that part of the site in front of a line drawn from the point 2.4m along the centre line of the proposed access and the continuation of the near edge of the carriageway some 160m in a northerly direction and 120m in a southerly direction along Northcote Road from the intersection of the centre line of the access point.

REASON: In the interests of highway safety and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan.

10. Precise specifications or samples of walling and roofing materials and details of any surface materials to be used including their colour and texture shall have been submitted to and approved in writing by the Local Planning Authority before their use in the proposed works.

Reason: In order that the Local Planning Authority may ensure that the materials to be used are appropriate to the locality in accordance with Policies G1 of the Ribble Valley Districtwide Local Plan.
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11. This permission shall be implemented in accordance with the proposal as amended by letter and plan received on the 16 March 2007.

REASON: For the avoidance of doubt since the proposal was the subject of agreed amendments in the interests of visual amenity and to reduce the overall impact of the scheme.

12. This permission shall relate to the proposal as submitted and agreed that the unilateral undertaking dated 20 March 2007.

REASON: For the avoidance of doubt since the proposal has been subject of additional controls to minimise highway problems.

13. No more than 25 of the stables hereby approved shall be used for commercial livery purposes.

REASON: In the interests of highway safety and to comply with Policy G1 of the Districtwide Local Plan.

Relevant planning policy

Policy G1 - Development Control.

Policy H2 - Dwellings in the Open Countryside.

Policy ENV3 - Development in Open Countryside.

Policy RT1 - General Recreation and Tourism Policy.

Policy RT15 - Organised Outdoor Recreation.

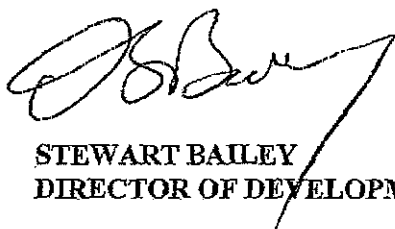
Policy RT16 - Development Involving the Keeping or Riding of Horses.

Summary of reasons for approval

The proposal has no significant detrimental impact on nearby residential amenity nor would it have an adverse visual impact.

Note(s)

1. For rights of appeal in respect of any condition(s)/or reason(s) attached to the permission see the attached notes.
2. The applicant is advised that should there be any deviation from the approved plan the Local Planning Authority must be informed. It is therefore vital that any future Building Regulation application must comply with the approved planning application.



STEWART BAILEY
DIRECTOR OF DEVELOPMENT SERVICES

THIS UNILATERAL UNDERTAKING is made the

20th day of March 2007

BETWEEN

RIBBLE VALLEY BOROUGH COUNCIL of Council Offices Church Walk Clitheroe
Lancashire ("the Council") of the one part and Mr and Mrs R Mizon (Northcote Stud)
Lower Allescholes Farm, Allescholes Road, Walsden, Todmorden, OL14 7TL ("the Owner") of the other
part

WHEREAS:-

- (1) The Council is the Local Planning Authority for the purposes of the Town and Country Planning Act 1990 for the area within which certain land known as land on the east side of Northcote Road Langho Blackburn Lancashire edged red on the plan annexed hereto is situated ("the Site")
- (2) The Owner is seised of the free simple in possession of the Site
- (3) The Owner has by written application dated the 09 January 2007 applied to the Council for permission to develop the Site as detailed in the plans and particulars deposited with the Council under reference 3/2007/0029 ("the Development")
- (4) The Council is satisfied that the Development is such as may be approved by the Council under the said Act

NOW THIS DEED WITNESSETH AS FOLLOWS:-

1. This Unilateral Undertaking:-

- 1.1 Is given by the Owner to the Council
- 1.2 Is given pursuant to the provisions of Section 106 of the Town and Country Planning Act 1990
- 1.3 Is a planning obligation for the purposes of Section 106 of the Town and Country Planning Act 1990
- 1.4 Is given with intent to bind the Owner's freehold interest in the Site

THE SCHEDULE

1. The Owner hereby covenants with the Council that the Site shall be permanently subject to the restrictions regulating the Development thereof as hereafter contained
2. The said restrictions referred to in the preceding clause is as follows:-
 - 2.1 Not to allow the indoor and outdoor riding arenas the subject of the Development to be used for competitive events gymkhanas or other such events other than internal activities using the centres own residential horses and pupils
 - 2.2 Not to allow the new managers dwellinghouses the subject of the Development to be occupied until such time as the riding facilities have been completed and a fully operational

X
X
SIGNED as a Deed by
Mr and Mrs R Mizon
in the presence of:-

Witness' Signature:

Witness' Name:

Witness' Address:

Witness' Occupation:



PRACTICE MANAGER

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