

<b>Application Number</b>	07/2020/00940/FUL
<b>Address</b>	Tan Y Bryn Farm Land Lane Longton
<b>Applicant</b>	Eleni Murphy
<b>Agent</b>	Lydia Harper PWA Planning Lockside Road Preston PR2 2YS
<b>Development</b>	Formation of 1700m <sup>2</sup> , all-weather outdoor equestrian arena
<b>Officer Recommendation Officer</b>	<b>Approval with Conditions</b> Debbie Roberts
<b>Date application valid</b>	9.11.20
<b>Target Determination Date</b>	8.2.21
<b>Extension of Time</b>	None



## **1. Report Summary**

1.1. The applicant seeks permission to erect an outdoor arena on land to the centre of the Tan Y Bryn equestrian complex. The proposed facility would provide an all-weather area for the applicants family and equestrian training business, with the schemes size dictated by the level aspired to by the applicant and her students; the existing training arena is inadequate for the business to be able to progress.

1.2. The arena site is remote from neighbouring properties, but in an accessible location where such businesses are typically to be found, and to the centre of an established equestrian facility. Loss of residential or highways amenity as a result of the proposal is considered unlikely. The scheme benefits from exemption as Green Belt development and is felt on balance to be policy compliant,

1.3. In response to publicity representation has not been made. Comments raised by statutory consultees have been dealt with either by amendments to the scheme or by condition

1.4. Having regard to the following commentary, it is recommended that the application should be approved subject to the imposition of conditions

## **2. Application Site and Surrounding Area**

2.1. Tan Y Bryn is an established, well maintained livery yard with associated dwelling located on the eastern side of Land Lane, Longton; a semi-rural location designated as Green Belt by the South Ribble Local Plan.

2.2. The complex comprises Tan Y Bryn (dwelling) which faces Land Lane. To the rear in a fully screened site is a run of storage and stable units with surrounding concrete apron (northern edge), a wooden indoor arena, stables and effluent store (western side) and large central paddocks. A horse box parking area and access track run along the southern edge, whilst a small car park is present to the front of Tan Y Brn itself. Also, on site is a horse showering facility

2.3. Beyond the northern boundary is Peel View (residential) and NWES Trailer Rental Maintenance Depot (large scale commercial). Across Land Lane in the west are 'Winston' and 'Oakfield' (agricultural and residential) but otherwise the area is open and secluded in nature.

2.4. The site is within Flood Zone 1 (least likely to flood). And there are no Tree Preservation Orders associated with the site.

## **3. Site Context / Planning History**

3.1. There are two planning permissions of relevance to this application.

- 07/1989/0483 – 12 loose boxes. Approved August 1989
- 07/1996/0122 – building for breaking in horses. Approved May 1996

## **4. Proposal**

4.1. The applicant is a coach who trains show-jumping horses at Tan-y-Bryn Farm, but also travels the UK training show jumpers (particularly children). Her son has been a member of the British show-jumping team since he was 12 years old and has competed in six European Championships. External arenas are remote from the site, expensive to hire and in high demand; particularly since the Covid outbreak. The proposed arena would enable Mr

Murphy (applicant's son) to train but would also support the applicant's tailored livery and niche, specialist training business – between three and ten horses are stabled on site whilst they received intensive training at any one time.

4.2. As a consequence, the applicant seeks permission for construction of a larger outdoor arena/manège to the site's centre on grassland now used for the same purpose. Outdoor space currently provides for only seasonal use, whilst the existing indoor arena is not of sufficient size to allow for higher standard training, or to attract and retain paying customers at that level.

4.3. The arena would measure 65m x 30m (1,700 sqm). It would be formed on land largely used as a horse paddock (south-eastern corner also hardstanding), would have a 'Propel' (wax and fibre) surface and would be enclosed with a timber post and rail fence to replace existing electric fencing. There would be no flood or other lighting as by evening the working day is finished. Excess surface water if not drained through the arena is likely to run onto remaining paddock space between the house and arena.

## **5. Summary of Supporting Documents**

5.1. The application is accompanied by the following:

Proposal Drawings (FWP Prefix 6624-)

- Location plan (L001)
- Existing site plan (L002)
- Proposal site (L003)
- Fencing details (L004)
- Planning statement (PWA 20-952 19.10.20)

## **6. Representations**

6.1. Summary of Publicity

6.1.1. A site notice has been posted, and eight neighbouring properties consulted. Representation has not been made.

## **7. Summary of Responses**

7.1. **Lancashire County Council Highways** has no objections to the proposal subject to conditions relating to S184 agreement for the track, and to provide details of material for the same

7.2. **Ecology Consultant** - the only ecological issue is the loss of low ecological value grassland. The development will result in the loss of just under 0.17ha of low ecological value grassland, (part of arena will be on what is currently hard standing) to be replaced by a sand-based surface a habitat of negligible ecological value. Given the minor nature of the ecological impact the ecologist is happy for details of soft landscaping to be conditioned.

7.3. **Environmental Health** recommend conditions with regards to construction hours.

## **8. Material Considerations**

8.1. Site Allocation Policy

8.1.1. The site is designated by Policy G1 of the South Ribble Local Plan as a Green Belt site.

8.1.2. In line with the National Planning Policy Framework, planning permission will not be given for the construction of new structures which are considered inappropriate unless the proposal sits within a clearly defined range of exceptions, or the applicant can demonstrate that there are very special circumstances which clearly outweigh the harm caused to the fundamental open nature of the area. Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.

8.1.3. A number of exceptions however are prescribed by both the NPPF and G1; one of which is *'the provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it'*

8.1.4. Also, of relevance are the Central Lancashire Rural Development SPD and Core Strategy Policy 13. One of the fundamental objectives of the Core Strategy is to concentrate the bulk of sustainable development within urban areas in order to restrict encroachment into open countryside. However, the Council does support the economic vitality and viability of rural areas by ensuring that development is appropriate in the countryside. Policy 13 sets out specific ways in which the Council may help to achieve economic and social improvement in rural areas, but states that *'In all cases, proposals will be required to show good siting and design in order to conserve and where possible enhance the character and quality of the landscape without undermining the purposes of the Green Belt...'*, *Development should also be of an appropriate scale and be located where the environment and infrastructure can accommodate the impacts of expansion.*

8.1.5. The applicant has provided evidence to justify why an enlarged arena is required, and it is important that employment opportunities exist in rural areas to ensure that local communities remain vibrant and sustainable. Such areas no longer rely on agriculture as a major source of employment and economic diversity is supported in rural areas where businesses tend to be smaller and home based, but require larger premises rather than land to operate or expand to avoid the need to move longer distances to find suitable premises due to a lack of choice. Subject to visually acceptable design and protection of local amenity Policy 13 would support a proposal such as this

8.1.6. In addition, the Central Lancashire Rural Development SPD acknowledges that equestrian activities are popular forms of recreation in the countryside that fit in well and help diversify rural economies. It is also recognised that there are livery yards within the area which may benefit from further business supporting opportunities. Para 37 of the SPD notes however that new buildings will only be considered favourably if the proposal relates to the site's main use and if the building is essential to the operation of the business.

8.1.7. Local Plan Policy G17 (Design of New Buildings) requires that proposed development respects the character and appearance of the area, protects residential, local and visual amenity and does not cause harm to pedestrian or vehicular safety. The Rural Development SPD in line with this policy states that equestrian development should be designed in traditional materials so as to not harm the landscape character of the surrounding area. It should relate well to landscape features and neighbouring dwellings and should avoid prominent siting, and should not encroach on the open countryside.

8.1.8. This proposal is appropriately designed, would be as low key as possible and would be almost invisible from outside of the level site, yet supports a well-established business to ensure its long-term future. It offers environmental benefits as the applicants clientele and family would travel less with a permanent training base adjacent to livery units, there would be no loss of agricultural or grazing land (horses do not graze as they have a specialist diet), and overall the proposal is felt to be policy compliant.

## 8.2. Relationship To Neighbours

8.2.1. The closest properties are at least 100m from the site which is screened by its own buildings and hedgerow, and as such impact from lost amenity or privacy is considered unlikely. Traffic to and from the site may increase but the nature of the business is such that traffic movements are expected to be sporadic. LCC Highways have no objection, and upgrade of the existing track would be a positive addition to Land Lane. As a precaution, and to protect residents and road users from the effects of mass access and egress of the site, a condition to prevent large scale equestrian/gymkhana events is felt necessary and reasonable.

## 8.3. Conclusion and The Planning Balance

8.3.1. The applicant puts forward a scheme which although large, in design terms is policy compliant. It would be remote from the highway and neighbouring dwellings, and in general terms will not result in any loss of general or visual amenity. It would also extend and protect the viability of an existing business in a rural environment in line with farm diversification policy. Traffic generation is not expected to rise to such a level that it would be detrimental to the area, but as the site is a less sustainable location there would be a heavy reliance on vehicles for users of the facility. Arguably however the business does have particular locational requirements which by their nature are less accessible, and it is questionable whether a scheme of this type would fit comfortably in a more accessible urban locality. Existing livery clients are also expected to be the primary users of the new facility.

8.3.2. On balance therefore, and taking into account the weight given to various parts of the proposal it is considered that this proposal is policy compliant and is recommended for approval subject to the imposition of conditions.

### **RECOMMENDATION:**

Approval with Conditions.

### **RECOMMENDED CONDITIONS:**

1. The development hereby permitted 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. The development hereby permitted shall be carried out in accordance with the following approved plans and suite of documents:  
Proposal Drawings (FWP Prefix 6624-)
  - o Location plan (L001)
  - o Existing site plan (L002)
  - o Proposal site (L003)
  - o Fencing details (L004)
  - o Planning statement (PWA 20-952 19.10.20)REASON: For the avoidance of doubt and to ensure a satisfactory standard of development in accordance with Policy 17 of the Central Lancashire Core Strategy and Local Plan 2012-2026 Policy G17
3. Notwithstanding the Provision of the Town and Country Planning (Use Classes) Order 1987 Paragraph 3(1) or any provision equivalent to this in any statutory instrument revoking and re-enacting this Order, the use of the arena shall be restricted to the use applied for (commercial and private stabling, training and

teaching)unless the prior consent of the Local Planning Authority is obtained. Equestrian events, gymkhanas or other such uses are prohibited.

REASON: So that the Local Planning Authority can retain control over the impact of the development on residential amenity and/or highway safety in accordance with Policy G17 in the South Ribble Local Plan 2012-2026

4. No external flood lighting shall be erected without the prior written approval of the Local Planning Authority.  
REASON: To safeguard the amenity and character of the area and to safeguard the living conditions of nearby residents and to accord with Policy 17 in the Central Lancashire Core Strategy
5. Should the development not have commenced within 24 months of the date of this permission, a re-survey be carried out to establish whether bats or other protected species are present at the site shall be undertaken by a suitably qualified person or organisation. In the event of the survey confirming the presence of such species details of measures, including timing, for the protection or relocation of the species shall be submitted to and agreed in writing by the Local Planning Authority and the agreed measures implemented.  
REASON: To ensure the protection of schedule species protected by the Wildlife and Countryside Act 1981 and so as to ensure work is carried out in accordance with Policy 22 in the Central Lancashire Core Strategy and Policy G16 in the South Ribble Local Plan 2012-2026
6. If the presence of bats, barn owls, great crested newts or other protected species is detected or suspected on the development site at any stage before or during development or site preparation, works must not continue until Natural England has been contacted regarding the need for a licence.  
REASON: To ensure that adequate provision is made for these protected species in accordance with Policy 22 in the Central Lancashire Core Strategy and Policy G16 in the South Ribble Local Plan 2012-2026
7. No machinery shall be operated, no process carried out and no deliveries taken at or dispatched from the site during construction, demolition or clearance of the site outside the following times:  
0800 hrs to 1800 hrs Monday to Friday  
0800 hrs to 1600 hrs Saturday  
No activities shall take place on Sundays, Bank or Public Holidays.  
REASON: To safeguard the living conditions of nearby residents particularly with regard to the effects of noise in accordance with Policy 17 in the Central Lancashire Core Strategy
8. The manège and indoor arena shall only operate between the hours of 6am and 10pm daily unless otherwise agreed in writing with the Local Planning Authority.  
REASON: To safeguard the living conditions of nearby residents particularly with regard to the effects of noise in accordance with Policy 17 in the Central Lancashire Core Strategy
9. Before the access is used by vehicles in association with the development hereby approved (including any construction or delivery vehicles), that part of the access extending from the highway boundary for a minimum of 5m into the site shall be appropriately paved in tarmacadam, concrete, block pavements or other approved material.  
REASON: To prevent surface material from being carried onto the public highways and causing a potential source of damage to road users, and to protect the amenity of neighbouring residents in accordance with Local Plan Policy G17

10. The proposed access track is not to be utilised until all the highway works within the adopted highway have been constructed in accordance with a scheme that shall be submitted to and approved by the Local Planning Authority in consultation with the Highway Authority as part of a section 184 agreement, under the Highways Act 1980. REASON: In order to satisfy the Local Planning Authority and Highway Authority that the final details of the highway works are acceptable to enable all traffic to enter and leave the premises in a safe manner without causing a hazard to other road users.

## **RELEVANT POLICY**

### **NPPF National Planning Policy Framework**

#### **Central Lancashire Core Strategy**

13 Rural Economy

#### **South Ribble Local Plan**

G1 Green Belt

G17 Design Criteria for New Development

### **Rural Development (Supplementary Planning Documents)**

#### **Note:**

Other application Informative

1. Attention is drawn to the condition(s) attached to this planning permission. In order to discharge these conditions an Application for Approval of Details Reserved by Condition form must be submitted, together with details required by each condition imposed. The fee for such an application is £116. The forms can be found on South Ribble Borough Council's website [www.southribble.gov.uk](http://www.southribble.gov.uk)