

## Planning Committee Update Sheet – 8<sup>th</sup> December 2022

### ITEM 6 – Gables Farm Livery Stables, Lindle Lane, Hutton – 07/2022/00689/FUL

1. The following condition has been omitted from the agenda report

*Prior to first occupation of the development hereby approved, the parking spaces identified on approved plan PP02/03 shall be marked out and surfaced with a material to be agreed by the Local Planning Authority. These areas shall be retained at all times thereafter and shall not be used for any purpose other than the parking of vehicles.*

*REASON: To ensure the provision and retention of adequate on-site parking in the interests of residential amenity and highway safety as required by Policy F1 and Policy G17 in the South Ribble Local Plan 2012-2026*

2. The applicant has provided a noise report which was scrutinised by the Councils Environmental Health officer. As objections to the scheme noise grounds are considerable, as a precaution the report was passed to the Councils Senior Environmental Health officer who suggested additional conditions to control and mitigate against noise as follows:

- *No outside area shall be utilised for the training of dogs or any other commercial activity involving dogs unless otherwise agreed in writing with the local planning authority. Dogs shall only be permitted in the main training arena hereby approved and not in any of the remaining buildings at any time*

*REASON: to retain control over the impact of the development on residential amenity in accordance with Policy G17 in the South Ribble Local Plan 2012-2026*

- *Prior to first use of the site hereby approved, details of how the arena building shall be insulated to ensure a minimum level of attenuation equivalent to 30dB Rw is achieved for each element of the structure shall be submitted to the local authority and agreed in writing. Once approved the works shall be undertaken and completed prior to the commencement of any canine related activities on site.*

*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*

3. Environmental Health have asked for a further reduction of times from agenda report condition 3 which states

- *The use of the site, fields surrounding and site buildings for the use hereby approved shall be restricted to the hours of 8am - **9pm** (visitors and dogs)/ **9.30pm** (staff) Monday to Friday, and **8am - 7pm** (visitors and dogs) /**7.30** (staff) weekends and nationally recognised public or bank holidays*

*REASON: In the interests of the amenities of adjoining residents and to accord with Policy 17 in the Central Lancashire Core Strategy*

To

- *The use of the site, fields surrounding and site buildings for the use hereby approved shall be restricted to the hours of 8am - **8pm** (visitors and dogs)/ **8.15pm** (staff) Monday to Friday, **9am – 6pm (visitors and dogs) /6.15 (staff) Saturday** and **10am - 5pm** (visitors and dogs) /**5.15pm** (staff) Sunday and nationally recognised public or bank holidays*

*REASON: In the interests of the amenities of adjoining residents and to accord with Policy 17 in the Central Lancashire Core Strategy*