



For assistance with completing this form contact:

The Planning Service
3 Knowsley Place, Duke Street, Bury BL9 0EJ

Phone: 0161 253 5432 **Email:** development.control@bury.gov.uk

Application for Planning Permission

Town and Country Planning Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x)

Northing (y)

Description

Applicant Details

Name/Company

Title

Mrs

First name

Debra

Surname

Batchelor

Company Name

Margaret Haes Riding Centre Limited

Address

Address line 1

Margret Haes Riding Centre

Address line 2

Moor Road

Address line 3

Holcombe

Town/City

Ramsbottom

County

Bury

Country

United Kingdom

Postcode

BL8 4NX

Are you an agent acting on behalf of the applicant?

☐ Yes

☒ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

**** REDACTED ****

Fax number

Email address

**** REDACTED ****

Site Area

What is the measurement of the site area? (numeric characters only).

29.20

Unit

Sq. metres

Description of the Proposal

Please note in regard to:

- **Fire Statements** - From 1 August 2021, planning applications for buildings of over 18 metres (or 7 stories) tall containing more than one dwelling will require a 'Fire Statement' for the application to be considered valid. There are some exemptions. [View government planning guidance on fire statements](#) or [access the fire statement template and guidance](#).
- **Permission In Principle** - If you are applying for Technical Details Consent on a site that has been granted Permission In Principle, please include the relevant details in the description below.
- **Public Service Infrastructure** - From 1 August 2021, applications for certain public service infrastructure developments will be eligible for faster determination timeframes. See help for further details or [view government planning guidance on determination periods](#).

Description

Please describe details of the proposed development or works including any change of use

Intro

In March 2023, Margaret Haes Riding Centre - the charity - purchased the stables, arenas and grazing land and secured the future of the Riding Centre for generations to come. This was the culmination of a major, year-long campaign. Success was due to a combination of incredible support from the community, collaboration with new partners, financial support from a generous benefactor and an award of match funding from the Government's Community Ownership Fund, part of the Levelling Up initiative.

2023 was momentous year and the future looks exciting, with further developments to help the charity become even more sustainable working with the community and partners. Moreover, the Riding Centre has since become a British Horse Society (BHS) Approved Centre and is now part of the BHS Changing Lives Through Horses programme (CLTH) aimed at those with additional needs and young people disengaged with school or college - alternative education.

The main purpose of the Riding Centre is to enable people with disabilities to experience the enjoyment, challenge and a sense of achievement, through participation in equestrian activities in an inclusive and integrated environment.

Relocation of Stables

With ownership we can unlock the potential of the site. The relocation of the temporary stables from the hay barn to behind the far stable block will enable the stables to be install to full size, a double stable block with each stable 12 ft by 12ft. The stable kit partly erected in the hay barn only used at present as a day stable for one horse and not ideal as dusty environment for the horse. There is no roof on the partly erected stables. Better for the horses well being to be stabled outside and allows two horses to be stabled in appropriately size of stable and ventilation. Stable block is made of wood with roof sheets, similar to rest of stables on site. It releases space in the hay barn for re organisation of hay bales and straw, and increasing supplies, as well as open up the access to a room at the back of the hay barn used by visiting school pupils on CLTH, parents and carers viewing the indoor arena from the window in that room and from time to time fundraising activities - making it easier and safer for everyone including wheelchair access.

Clock Tower

The clock tower has been lovingly built from scratch by a local community wood turning group, the Rainbow Shed, run by Alistair Waddell and not for profit. The installation of the clock tower is dear to Margaret Haes's son John Haes, who has wanted this for many years in memory of his extraordinary Mother who recognised that those with a disability can benefit so much from horse riding or simply being around horses. This was over 50 years ago and Margaret became instrumental in setting what today has become the national Riding For Disabled Association. Donations from the local residents have been given to the Riding Centre to build and install the clock.

Has the work or change of use already started?

- ☐ Yes
☒ No

Existing Use

Please describe the current use of the site

The proposed location to erect the stable block is within a small paddock at the back of the rear stables. This is used occasionally, for example, for ponies and horses needing rest and recovery from lameness or restricting grazing as part of managing weight as part of horse welfare . With the stable block moved to this small paddock there will still be sufficient space to continue to use as now.

Is the site currently vacant?

- ☐ Yes
☒ No

Does the proposal involve any of the following? If Yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated

- ☐ Yes
☒ No

Land where contamination is suspected for all or part of the site

- ☐ Yes
☒ No

A proposed use that would be particularly vulnerable to the presence of contamination

- ☐ Yes
☒ No

Materials

Does the proposed development require any materials to be used externally?

- ☒ Yes
☐ No

Please provide a description of existing and proposed materials and finishes to be used externally (including type, colour and name for each material)

Type:

Other

Other (please specify):

Stable Block

Existing materials and finishes:

Proposed materials and finishes:

Typical stable kit structure. Timber frame structure with timber frame external slats. Timber stained dark wood to blend with current stables and outbuildings on site . Roof is corrugated bitumen sheets black and additional clear plastic corrugated sheet for each each stable allowing daylight. Will blend with existing buildings on site. Window for each stable is open and grilled. Erected on a concrete base and internal lighting each stable, together with down light in the roof overhang for health and safety when leading horses and ponies in and out of the stable when daylight short and when using wheelbarrows and other equipment to muck out/ water buckets and hay.

Type:

Other

Other (please specify):

Clock Tower

Existing materials and finishes:

Proposed materials and finishes:

Proposed location on the roof ridge of the existing rear stable block and matches the colour of the wood ie clock has wooden slats of dark stained wood. Grey felt roof and clock face is black with gold numbers and hands.

Are you supplying additional information on submitted plans, drawings or a design and access statement?

- ☐ Yes
☒ No

Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicular access proposed to or from the public highway?

- ☐ Yes
☒ No

Is a new or altered pedestrian access proposed to or from the public highway?

- ☐ Yes
☒ No

Are there any new public roads to be provided within the site?

- ☐ Yes
☒ No

Are there any new public rights of way to be provided within or adjacent to the site?

- ☐ Yes
☒ No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

- ☐ Yes
☒ No

Vehicle Parking

Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces?

- ☒ Yes
☐ No

Please provide information on the existing and proposed number of on-site parking spaces

Vehicle Type:

Cars

Existing number of spaces:

7

Total proposed (including spaces retained):

7

Difference in spaces:

0

Vehicle Type:

Light goods vehicles / Public carrier vehicles

Existing number of spaces:

2

Total proposed (including spaces retained):

2

Difference in spaces:

0

Trees and Hedges

Are there trees or hedges on the proposed development site?

- ☐ Yes
☒ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

- ☐ Yes
☒ No

If Yes to either or both of the above, you may need to provide a full tree survey, at the discretion of the local planning authority. If a tree survey is required, this and the accompanying plan should be submitted alongside the application. The local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.

Assessment of Flood Risk

Is the site within an area at risk of flooding? (Check the location on the Government's [Flood map for planning](#). You should also refer to national [standing advice](#) and your local planning authority requirements for information as necessary.)

- ☐ Yes
☒ No

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

- ☐ Yes
☒ No

Will the proposal increase the flood risk elsewhere?

- ☐ Yes
☒ No

How will surface water be disposed of?

- ☒ Sustainable drainage system
☐ Existing water course
☐ Soakaway
☐ Main sewer
☐ Pond/lake

Biodiversity and Geological Conservation

Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

To assist in answering this question correctly, please refer to the help text which provides guidance on determining if any important biodiversity or geological conservation features may be present or nearby; and whether they are likely to be affected by the proposals.

a) Protected and priority species

- ☐ Yes, on the development site
☐ Yes, on land adjacent to or near the proposed development
☒ No

b) Designated sites, important habitats or other biodiversity features

- ☐ Yes, on the development site
☐ Yes, on land adjacent to or near the proposed development
☒ No

c) Features of geological conservation importance

- ☐ Yes, on the development site
☐ Yes, on land adjacent to or near the proposed development
☒ No

Supporting information requirements

Where a development proposal is likely to affect features of biodiversity or geological conservation interest, you will need to submit, with the application, sufficient information and assessments to allow the local planning authority to determine the proposal.

Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the local planning authority has been submitted.

Your local planning authority will be able to advise on the content of any assessments that may be required.

Biodiversity net gain

Biodiversity net gain is a legal requirement for planning permission introduced on 12 February 2024. All applications are required to either provide detailed information proving there will be a biodiversity increase; or explain why they are exempt from doing so.

[Find out more about biodiversity net gain, and access digital tools from our partners that can help determine if you are exempt, or produce the biodiversity metric information required.](#)

Do you believe that, if the development is granted permission, the general Biodiversity Gain Condition (as set out in Paragraph 13 of Schedule 7A of the Town and Country Planning Act 1990 (as amended)) would apply?

- ☐ Yes
☒ No

Please add all the exemptions or transitional arrangements that apply and provide a reason why

Exemption:

Development subject to the de minimis exemption (development below the threshold)

Reason for selecting exemption:

As advised in the pre planning application enquiry the development is border line as regards the de minimis exemption of 25sqm of vegetated habitat lost. The development is 29.5 sqm (see plan 7200mm x (3600+500 mm) in total but on ground that is poor with vegetation (hence used for restricted grazing) . Planting additional trees if permitted in the Conservation Area could be considered if the exemption is not accepted.

Note: Please read the help text for further information on the exemptions available and when they apply

Foul Sewage

Please state how foul sewage is to be disposed of:

- ☐ Mains sewer
☐ Septic tank
☐ Package treatment plant
☐ Cess pit
☒ Other
☐ Unknown

Other

No foul sewage . Muck from stables removed to existing muck heap on site.

Are you proposing to connect to the existing drainage system?

- ☐ Yes
☒ No
☐ Unknown

Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

- ☐ Yes
☒ No

Have arrangements been made for the separate storage and collection of recyclable waste?

- ☐ Yes
☒ No

Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?

- ☐ Yes
☒ No

Residential/Dwelling Units

Does your proposal include the gain, loss or change of use of residential units?

- ☐ Yes
☒ No

All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

Note that 'non-residential' in this context covers all uses except Use Class C3 Dwellinghouses.

- ☐ Yes
☒ No

Employment

Are there any existing employees on the site or will the proposed development increase or decrease the number of employees?

- ☒ Yes
☐ No

Existing Employees

Please complete the following information regarding existing employees:

Full-time

1

Part-time

1

Total full-time equivalent

1.50

Proposed Employees

If known, please complete the following information regarding proposed employees:

Full-time

1

Part-time

1

Total full-time equivalent

1.50

Hours of Opening

Are Hours of Opening relevant to this proposal?

☐ Yes

☒ No

Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes?

☐ Yes

☒ No

Is the proposal for a waste management development?

☐ Yes

☒ No

Hazardous Substances

Does the proposal involve the use or storage of Hazardous Substances?

☐ Yes

☒ No

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

☐ Yes

☒ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

☐ The agent

☒ The applicant

☐ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

☒ Yes

☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

02933E

Date (must be pre-application submission)

11/04/2024

Details of the pre-application advice received

Pre application advice received 11 April 2024. Confirmation of further drawings to be submitted re elevations of stable block and clock tower, and these have now been prepared.

Various planing policies to consider and in particular references to harm to Heritage Assets which is now address in the Heritage Statemen by John Ireland dated 15 April 2024.

Biodiversity Gain - borderline whether applies. Advised to check for bat habitats and bird nests in the exising partly erected stables in the hay barn. No evidence that any bats or birds occupy.

Can confirm as regards the Green Belt that the proposed location of the stables is acceptable as provision of appropriate facilities for a riding centre and the openness of the Green Belt is preserved which I believe is true.

No detrimental effect on drainage on to Moor Road which as a bridleway the Riding Centre is very keen to protect and possibly in the future attract grants to improve Moor Road which of course is a bridleway.

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

(a) a member of staff

(b) an elected member

(c) related to a member of staff

(d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

☐ Yes

☒ No

Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

☒ Yes

☐ No

Is any of the land to which the application relates part of an Agricultural Holding?

☐ Yes

☒ No

Certificate Of Ownership - Certificate A

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding**

* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

** "agricultural holding" has the meaning given by reference to the definition of "agricultural tenant" in section 65(8) of the Act.

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person Role

☒ The Applicant

☐ The Agent

Title

Mrs

First Name

Debra

Surname

Batchelor

Declaration Date

16/06/2024

☒ Declaration made

Declaration

I/We hereby apply for Full planning permission as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.
I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.
I/We also accept that, in accordance with the Planning Portal's terms and conditions:
- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Debra Batchelor

Date

16/06/2024