



Gary Hoerty Associates

Suite 9
Grindleton Business Centre
The Spinney
Grindleton
Clitheroe
Lancashire
BB7 4DH

Tel: 01200 449700
www.ghaonline.co.uk
email: info@ghaonline.co.uk

PLANNING STATEMENT

**IN RESPECT OF A FULL PLANNING
APPLICATION FOR THE ERECTION OF
AN AGRICULTURAL BUILDING**

AT

**EASE BARN FARM, GALLOWS LANE,
RIBCHESTER, PR3 3XX**

**Prepared by: Colin Sharpe
Our Client: Mr M Barnard
Our Ref: Bar/757/2116/CS
Date: 3 August 2016**



Chartered Surveyors ■■■ Planning & Development ■■■ Land Agents
Valuers ■■■ Property Agency ■■■ Property Management



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1. INTRODUCTION AND BACKGROUND INFORMATION

- 1.1 Gary Hoerty Associates has been instructed by Mr M Barnard to submit a full planning application for the erection of an agricultural building at Ease Barn Farm, Gallows Lane, Ribchester, PR3 3XX.
- 1.2 In this Planning Statement we set out the following:
- A description of the application site and its surroundings.
 - A description of the planning history of the site.
 - A detailed description of the proposed development.
 - A consideration of the proposal against national planning guidance and local planning policies.
 - Summary and conclusions.

2. THE APPLICATION SITE AND SURROUNDINGS

- 2.1 Ease Barn Farm is situated on the east side of Gallows Lane in an area of open countryside approximately 1 mile to the north-east of the settlement of Ribchester.
- 2.2 Within the group of buildings there are three dwellings. Our client's home, Swallows Nest, is the northern of two dwellings that were formed by the conversion of a traditional barn. The other conversion unit, Ease Barn Farm, is owned and occupied by our client's parents-in-law. The other dwelling in the group, Ease Farmhouse, is located to the north of Swallows Nest. The general locality comprises farmland with scattered dwellings and farmsteads. Other than the three dwellings within the group, there are no other dwellings within the immediate vicinity of the site.
- 2.3 To the south and east of Ease Barn Farm there are hard-surfaced farmyard areas and a range of agricultural/stable buildings. To the immediate east (rear) of those buildings there is a hard-surfaced area not containing any buildings, and to the east of this there is a horse exercise area (ménage). To the north of this area there is a group of trees and to the south is a field that is within our client's ownership. That field is used by our client for the keeping of goats and there is a small shelter and fenced enclosure within the field for this purpose. A further field, to the north of the group of trees, is also used for the goats and also contains a small field shelter.
- 2.4 Our client would like to erect a purpose built steel portal frame building to house his goats; and it is proposed that it would be constructed on the open area between the existing buildings and the ménage.

3. PLANNING HISTORY

3.1 The following previous planning applications provide some background and context for the consideration of this current application.

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|-----------|---|
| 1993/0732 | Full Planning Application for sheep housing building. Approved with conditions. |
| 1994/023A | Agricultural Determination for a storage building. The LPA confirmed that the proposal was Permitted Development. |
| 1998/0725 | Full Planning Application for the erection of a stable building for use by three horses. Approved with conditions. |
| 2000/0444 | Full Planning Application for the conversion of a barn to form two dwellings. Approved with conditions. |
| 2008/0936 | Full Planning Application for the conversion of a courtyard area to form a sun-room at Ease Barn Farm (i.e. one of the conversion units). Approved with conditions. |
| 2015/0348 | Householder Planning Application for a single storey extension and alterations at Ease Barn Farm. Approved with conditions. |
| 2015/0655 | Discharge of Conditions Application relating to Permission 2015/0348. All conditions partially discharged. |

4. THE PROPOSED DEVELOPMENT

4.1 Permission is sought for the erection of a building to house our client's goats. It is to be a portal frame building with dimensions of 11.4m x 18.7m with an eaves height of 3metres and a ridge height of 4.5 metres. The external materials would be concrete panels to a height of 1 metre with Yorkshire boarding above that height; and the roof would be fibre cement sheets with translucent panels.

5. PLANNING POLICY CONSIDERATIONS

5.1 As the Council has an adopted Core Strategy which, by definition, must be compliant with the requirements of NPPF, we do not consider it necessary or beneficial to examine the proposed development in relation to all of the guidance and advice contained in NPPF. We would, however, state that, in our opinion, the proposal represents sustainable development as defined by the policies in paragraphs 18 – 219 taken as a whole.

5.2 We will, therefore, consider the proposed development against what we consider to be the most relevant policies of the adopted Core Strategy.

Policy DMG2: Strategic Considerations

- 5.3 As the site is within the open countryside it is a requirement that the development must meet at least one of six considerations, one of which (No 2) is that the development is needed for the purposes of forestry or agriculture. The Policy states additionally that:

“within the open countryside development will be required to be in keeping with the character of the landscape and acknowledge the special qualities of the area by virtue of its size, design, use of materials, landscaping and siting. Where possible new development should be accommodated through the re-use of existing buildings which in most cases is more appropriate than new build.”

- 5.4 Our client has an agricultural holding comprising approximately 7.7 hectares (19 acres), 3.6 hectares (9 acres) of which he owns, with the remaining 4.1 hectares (10 acres) being rented. The land is pasture/meadow and used by our client for the breeding of South African Boer goats for meat. He presently has 10 goats, 4 of which are in-kid, and which are presently housed in field shelters. He is looking to increase the number of goats present at the farm at any one time, but the existing field shelters are not ideal for this purpose/intention.
- 5.5 The application therefore seeks full planning permission for the erection of a purpose built portal frame building for this purpose, as described in more detail at Section 4 of this Statement. We therefore consider the proposal to be needed for the purposes of agriculture, thereby satisfying consideration No 2 of Policy DMG 2.
- 5.6 We consider the proposed building to have the appearance of a typical modern agricultural building that is therefore not inappropriate in this primarily agricultural landscape. It is to be appropriately located immediately adjoining existing similar buildings and will therefore not appear as an isolated or inappropriate building in the local landscape. It will be viewed as part of the existing group of buildings but, in any event, it would not be visible in any distant views due to existing established natural screening in the form of trees and hedgerows. There are no existing buildings at the farm that are either available or suitable for housing the goats.
- 5.7 We therefore consider that the proposal satisfies the “visual amenity” requirement of Policy DMG2.

Policy DMG1: General Considerations

- 5.8 For reasons discussed above in relation to Policy DMG2, we consider that the proposal satisfies the “Design” requirements of Policy DMG1. The “infrastructure” and “other” requirements are not relevant to this application.
- 5.9 With regards to “Access” the proposal will utilise the existing access onto Gallows Lane which leads into the existing hard-surfaced parking and manoeuvring areas. This access is considered to be adequate and safe and, in any event, the proposed building would not generate any additional vehicle movements or require any additional parking spaces. Although the definitive route of footpath No 27 crosses our client’s land, this is not affected by the siting of the proposed building. We therefore consider the proposal to comply with this particular aspect of the Policy.
- 5.10 With regards to “Amenity” the proposed building would be approximately 50 metres away from the nearest dwelling, Eaves Farmhouse, that is not within the client’s family ownership. The building, however, would be screened from this nearest dwelling by existing buildings and trees such that the building itself would have no impact upon the amenities of the occupiers of that nearest dwelling. Within the context of this farming locality, we also do not consider that the use of the building for the keeping of livestock (goats) would have any discernible impact upon that neighbouring property. In any event, the goats are presently kept in a field with a field shelter that is considerably closer to this dwelling than the position of the proposed new building. If anything, the proposal could therefore result in an improvement in the amenities of the nearest neighbouring dwelling.
- 5.11 With regards to “Environment” there are no specially designated or protected sites within the vicinity of the proposed development. The building is also to be constructed on an existing hard surfaced area such that it will have minimal, if any, effects upon ecology/biodiversity. There are no designated heritage assets in the vicinity of the site. Even if the converted barn (to two dwellings) was considered to be a non-designated Heritage Asset, we consider that, due to the presence of intervening existing buildings, and the separation distance involved, the proposed building would not have any detrimental impact upon the setting of the former barn.
- 5.12 For the reasons given above in relation to the general policy DMG1, we do not consider that the proposal would contravene any of the more specific requirements of Policies DME1, DME2, DME3 or DME4.
- 5.13 With regards to Policy DME6: Water Management, the site is within Flood Zones 2 and 3. In relation to this particular matter we note that permission was granted in 2000 (2000/0444) for the conversion of a barn at the site to form two dwellings. The location of the site within an area at risk of flooding obviously did not

prevent that permission from being granted. We also note that permission was granted in 2015 (2015/0348) for an extension to one of the conversion units, without the submission and consideration of a Flood Risk Assessment. In order to assist the consideration of an application (2015/0655) to discharge the conditions of permission 2015/0348, however, a Flood Risk Assessment “from the purchase of the property”(as stated in the Delegated Item File Report) was submitted and considered to be appropriate and acceptable.

- 5.14 We have submitted the same FRA with this current application. As the proposed agricultural building is classed as “Less Vulnerable” in the Environment Agency Standing Advice, as opposed to the “More Vulnerable” residential uses that have been granted planning permission at the site, we trust that we have submitted all that is required for the application to be properly considered in relation to the issue of flooding. However, if you require anything further in relation to this particular issue, we would be obliged if you would advise us accordingly so that we might be able to address the matter prior to the determination of the application.

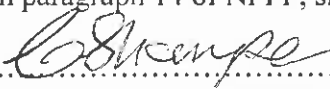
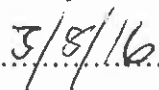
6. SUMMARY AND CONCLUSION

- 6.1 In this Statement we consider that we have demonstrated that the proposed building is necessary for the purposes of agriculture and that, in principle, it is therefore an appropriate building for this rural locality. We have also demonstrated that the development would have no detrimental effects upon visual amenity, the amenities of nearby residents, ecology and highway safety; and that it is an acceptable form of development in relation to its location within an area at risk of flooding.

- 6.2 As we have stated, this building is genuinely needed for, and will be used for, agricultural purposes. We would contend, however, that a building of the same design, size, external materials and siting, but to be used for hobby purposes (such as the storage of vintage vehicles) would be acceptable in this location. Therefore, refusal of the application on the grounds that the building was not considered by the Council to be necessary for agricultural purposes would, in our opinion, be unjustified and unsustainable.

- 6.3 As such we contend that the proposal represents sustainable development in compliance with NPPF and fully satisfies the requirements of the Council’s Core Strategy.

- 6.4 The proposal, in our opinion, therefore accords with the development plan and, to accord with paragraph 14 of NPPF, should be approved without delay.

Signed..........Date..........
Colin Sharpe DipTP MRTPI
For and on behalf of Gary Hoerty Associates