



12 February 2019

Our Ref: Huy/532/2636/CS

Planning & Development Control  
Ribble Valley Borough Council  
Church Walk  
Clitheroe  
BB7 2RA

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

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

Dear Sir/Madam

**Re: Our Clients - C.J. and J.M Huyton, Bolton Peel Farm, Bolton by Bowland Road, Bolton by Bowland, Clitheroe, BB7 4NJ.**

**A full planning application for the erection of an agricultural building on land at Bow Laithe Farm, Bolton by Bowland Road, Bolton by Bowland, Clitheroe, BB7 4NJ.**

We have submitted a full planning application via the Planning Portal (Reference PP-07619969) for the proposed erection of an agricultural storage building at Bow Laithe Farm on behalf of our above-named clients.

The application is accompanied by the planning application form, full plans and elevations of the proposed building, a location plan, and a completed RVBC Agricultural Questionnaire.

The application seeks full planning permission for the erection of a 33.5m x 18m steel portal frame agricultural building with an eaves height of 6.7m and a maximum height of 9.1m. The building will be purpose built for its intended use being of a modern agricultural design with profiled metal sheet walls and fibre cement roof sheets. The building will be used for the storage of straw and agricultural machinery.

The applicants operate an agricultural business from Bolton Peel Farm that is located on the west side of Bolton by Bowland Road between Sawley and Bolton by Bowland and has a land holding amounting to 121 hectares (300 acres) that they rent. They have recently purchased Bow Laithe Farm that is located on the east side of Bolton by Bowland Road approximately 825m to the south of Bolton Peel Farm. The land associated with Bow Laithe Farm has an area of approximately 8 hectares (20 acres). The northern boundary of the applicants' owned land at Bow Laithe Farm is also the southern boundary of their rented land at Bolton Peel Farm. Although on two separate holdings, the land farmed by the applicants is therefore contiguous.

The buildings complex of Bow Laithe Farm immediately adjoins the east side of Bolton by Bowland Road. There is an existing vehicular access immediately to the



north of the buildings that gives access to the yard areas to the rear (east) of the buildings. Immediately to the north of the access there is a small cattle shelter and fenced compound. Approximately 15m to the north of the compound there is a tree within the mature hedge that defines the boundary between the field and the highway. The proposed building is to be sited close to the boundary hedge and to the north of the tree (and outside its root protection area). This particular location for the building has been chosen as a result of the applicants' detailed knowledge of weather conditions in this locality. The prevailing wind generally comes from the west. In the proposed location the "solid" elevation of the building would face the road (the west) with an open-sided elevation facing the field to the east. If the building was to be sited on the eastern boundary of the field, the open-sided elevation would have to face the prevailing wind.

As stated above, the existing buildings at Bow Laithe Farm immediately adjoin the highway. We therefore consider that the proposed siting of the building, which is an agricultural building of appropriate design and materials, will not in any way be harmful to the appearance of the locality.

Access to the building would be via the existing vehicular access from which a new section of track would be formed to join the proposed hardstanding area to the front (east) of the proposed building. The existing small cattle-shelter immediately to the north of the existing access track would be demolished.

In the Council's Core Strategy 2008-2028, the site is within the Open Countryside and also within the Forest of Bowland Area of Outstanding Natural Beauty (AONB)

The Core Strategy does not contain any Policies that are specifically relevant to agricultural development. There are Policies, however, that express support for proposals that facilitate the growth of businesses to the benefit of the local rural economy. As agriculture is the most common and appropriate business in rural locations, we consider it appropriate to consider this application with regards to those Policies. We will also consider the proposal in relation to the Policies which seek to protect the amenities, character and visual appearance of the locality.

### **Key Statement DS2 – Presumption in Favour of Sustainable Development**

Key Statement DS2 "presumption in favour of sustainable development" identifies that the Council, when considering development proposals, should take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. The policy clearly states that, where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision, the Council will grant permission unless material considerations indicate otherwise, taking into account whether: any adverse impact of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole; or specific policies in that framework indicate that development should be restricted. There are no such

adverse impacts and no policies that indicate that the development should be restricted.

### **Key Statement EN2 – Landscape**

Of relevance to this application, as the site is within the AONB, Key Statement EN2 states that *“The landscape and character of the Forest of Bowland Area of Outstanding Natural Beauty will be protected, conserved and enhanced. Any development will need to contribute to the conservation of the natural beauty of the area. It also states that “as a principle the Council expect development to be in keeping with the character of the landscape, reflecting local distinctiveness, vernacular style, scale, style, features and building materials.”* Although the site is within the AONB the proposed building is for agricultural purposes; and, agriculture, and its associated buildings, define the character and appearance of the AONB. We therefore consider that the proposed development adequately addresses all the principles of KS2, as it will provide an agricultural building constructed with materials that are commonly seen in the open countryside, including the AONB, and will therefore be in keeping with the local area.

### **Key Statement EC1 - Business and Employment Development**

Key Statement EC1 states that *the expansion of existing business will where appropriate be considered favourably.* Through their purchase of the buildings and land at Bow Laithe Farm, that immediately adjoins their existing rented land at Bolton Peel Farm, the applicants are seeking to expand their existing agricultural business. The proposed storage building on their newly acquired land is essential to their future plans. As such, the proposed development will support the applicants’ farming business that is operated from both Bow Laithe Farm and Bolton Peel Farm. It will therefore benefit the rural local economy in compliance with Key Statement EC1 and should, in our opinion, be supported by the Council.

### **Policy DMG1 - General Considerations**

Policy DMG1 relates to all development and we consider that the proposed development conforms to the relevant criteria of this policy. The development is sympathetic to existing and proposed land uses in terms of its size, intensity and nature, as well as scale, massing, style, features and building materials.

There are no adverse traffic and car parking implications and there is a safe access. There are no adverse environmental implications or adverse effect on public rights of way and the siting of the proposed building close to the existing group of buildings at the farm means that it will not appear as an isolated feature in the landscape and will not have any adverse impacts on the visual appearance of the surrounding area or the landscape character.

We consider that the proposed development fully complies with the relevant requirements of Policy DMG1.

### **Policy DMG2 – Strategic Considerations**

The relevant requirements of this Policy are satisfied as the proposed new building is solely required for agricultural purposes and is therefore appropriate and acceptable in this open countryside location. The proposed building is also of a design and constructed with materials that are common in the locality and will not therefore look out of place in the locality and will not be harmful to the appearance and character of The Area of Outstanding Natural Beauty.

### **Policy DME2 – Landscape and Townscape Protection**

This policy states that development proposals will be refused which significantly harm important landscape or landscape features. Of the features specified in the Policy, only “hedgerows and individual trees” is relevant to this application. The proposed building is sited close to the existing field boundary hedge and a single relatively small tree (that is not protected by a Tree Preservation Order and could therefore be felled at any time by the applicants). The applicants are, however, keen to retain the tree. The building has therefore been sited outside the root protection area of the tree and the applicants will take appropriate measures to protect both the tree and the hedge during development works. Such protection could be ensured by the imposition of an appropriate planning condition, should the Council consider this to be necessary. Therefore, due to the applicants’ own desire to retain and protect the tree and the hedge (strengthened, if necessary, by a planning condition) the proposed development will not harm any important landscape or landscape features and is therefore in keeping with the requirements of Policy DME2.

### **Policy DMB1 – Supporting Business Growth and the Local Economy**

This policy states that *proposals that are intended to support business growth and local economy will be supported in principle. Development proposals will be determined in accord with the Core Strategy and detailed policies of the LDF as appropriate.* This policy gives general support to the proposed development and we consider that the proposed development is acceptable in terms of this policy. The applicants have purchased additional land and buildings to expand their existing established agricultural enterprise to the benefit of the local rural economy, and the support of the Council, through the approval of this application, would enable these aims and benefits to be achieved.

The National Planning Policy Framework (NPPF July 2018) is the main national planning policy guidance influencing planning decision making and sets out the Government’s planning policies for England and how these are expected to be applied. It sets out the Governments requirements for the planning system only to the extent that is relevant, proportionate and necessary to do so.

Paragraph 83 of the NPPF states that all types of business and enterprise in rural areas should be supported and that development of rural businesses should be promoted. The proposed development would assist in the continued development of the applicants' agricultural business, that is operated from two local farms, which they intend to continue growing and expanding in future years.

We therefore consider that the proposed development satisfies all the relevant Local Planning Policies and National Planning Guidance as set out above.

We trust that the Council has all the information that they require to register and validate the application. If, however, any further information is required please will you will let us know at your earliest convenience. Additionally, if the Council requires any amendments to the proposal in order for planning permission to be granted, we request that you give us the opportunity to address the same prior to the determination of the application.

Yours faithfully

A handwritten signature in black ink, appearing to read 'C. Sharpe', written in a cursive style.

Colin Sharpe  
Encl'

CC. Mr D. Huyton