

## **The Proposal**

This proposal outlines plans to diversify into a new business in the leisure sector by providing a small-scale holiday letting unit, in the form of a static caravan, clad in timber and with outdoor decking.

Hill Crest is a small hill farm, with various parcels of owned and tenanted land in the local area the Pye family are long established at the site. Land surrounding the farm stead, and relevant to this application amounts to 20 acres, owned by the applicant. This proposal is a farm diversification which is a result of the recent, loss of some of the rented land and sale of the sheep flock.

The intention is to station a static caravan to the north of the farm house, in an existing small paddock. The site has spectacular views to the north of Parlick Fell, and is well placed for people wanting to enjoy the calm and splendour of the AONB

## **Marketing**

A website will be set up to advertise facilities of the holiday accommodation. The web site address and telephone numbers will be advertised in local papers and other appropriate publications.

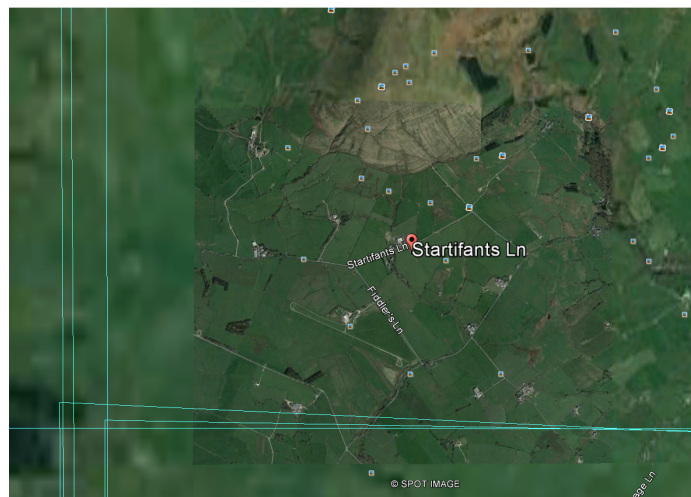
In terms of assessing this proposal against plan policy, DMG2 of the Local Plan which supports agricultural diversification schemes provided they are of an appropriate scale and do not compromise visual amenity and allows small scale uses appropriate to a rural area.

The proposal accords with the above, in that it will be subordinate to the ongoing agricultural activities at the farm, and will provide employment for the applicant's partner alongside the agricultural duties seeing to the remaining cattle and land management matters on the farm.

The building to be partially demolished is in a poor state of repair, and its removal will be an instant improvement to the visual impact of the immediate surroundings

The site is served by a good access and is approximately 1.5 miles from Chipping and 4.5 miles from Longridge. There is ample room for parking on existing hard surfaces at the farm, without the need to create any new parking facilities for horse boxes and private cars visiting the site.

Given that there will only be 5-10 additional cars visiting the site per day it is not anticipated that there will be any highway detriment, allowing for the fact that the sheep enterprise has ceased. Quite a large number of large HGV and rigid bodied vehicles have ceased using the farm since the scaling down of agricultural activities



Wide view of the site



Close View of the site

### Appearance.

The proposed accommodation will be in the form of a static caravan, clad in timber to be more aesthetically appealing, alongside external timber decking, as an outside seating area, to enable the occupants to sit outside and enjoy the scenery.

### Conclusion

The proposed holiday accommodation will be located on an existing farm in the designated AONB as a farm diversification scheme.