

THE PADDOCKS, STONEYGATE LANE, RIBCHESTER, LANCASHIRE, PR3 2ZS.

Retrospective Planning Application for the Erection of a Building for
Domestic Equestrian Storage.

PLANNING STATEMENT

JULY 2019

REPORT CONTROL

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/1 INTRODUCTION

- 1.1. PWA Planning is retained by Mr. Michael Reilly ('the applicant') to progress a retrospective planning application for the erection of a domestic equestrian storage building at the Paddocks, Stoneygate Lane, Ribchester, Lancashire, PR3 2ZS ('the site'). The Planning Statement's purpose is to assess and conclude on the acceptability of the proposal in terms of relevant national and local planning policy, along with any material considerations. The planning application is made to Ribble Valley Borough Council ('the Local Planning Authority') as a full planning application and relates to the red edge site boundary on the provided Location Plan (ref. 1198-PL04).
- 1.2. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the Development Plan unless material considerations indicate otherwise. This Planning Statement will demonstrate that the proposals accord with the provisions of the relevant policies of the Development Plan, and moreover that there are other significant material considerations which indicate that planning permission ought to be granted. In addition, the statement will seek to demonstrate that there are no technical reasons which could hinder the grant of planning permission.
- 1.3. This statement should be read in conjunction with the submitted application package, which includes the following documents:
 - 1App Form;
 - Location Plan – (ref. 1198-PL04);
 - Existing and Proposed Site Plan (ref. 1198-PL05);
 - Existing and Proposed Elevations - (ref. 1198-PL06).
- 1.4. The aforementioned documentation reflects the validation requirements of Ribble Valley Borough Council.

/2 SITE DESCRIPTION

- 2.1. The application site is located approximately 1.7km north of the centre of Ribchester. The site is situated on land associated with the Paddocks; a residential dwelling owned by the applicant, located to the west of Stoneygate Lane. The application site is limited to the footprint of the built structure (129.6sqm), though the wider area associated with the property extends to approximately 1.9ha and comprises of a dwelling sitting to the north eastern section of the site and garden / amenity space located to the west and the south of the site. The site is currently accessed via a gated entrance, directly off Stoneygate Lane.
- 2.2. The site is bounded to the east by Stoneygate Lane, which runs in a north to south direction, and to the west by agricultural land. Haddocks Farm House and associated land lies directly to the north east of the site. The application site is significantly screened from viewpoints along Stoneygate lane; there are numerous buildings to the north, a well-established hedgerow runs along Stoneygate Lane to the east and there is mature tree coverage to the west and south. The wider surrounding context of the site is detailed in Figure 1 below.



Figure 1: Aerial image of the site location (not to scale) (Source: Google Maps)

- 2.3. The surrounding landscape is predominately rural in nature. Several farm buildings of varying scale exist in the immediate locality, most notable Old Buckley Farm which is located approximately 150m from The Paddocks dwelling. In the wider context there are numerous clusters of farm buildings and associated dwellings which are representative of the character of this area to the north of Ribchester. The Forest of Bowland AONB at its closest point is located approximately 750m to the north east.
- 2.4. The application site is not located within an area defined as at risk from flooding according to the Environment Agency's Flood Risk Map and is not subject to any ecological designations. There are no assets of historical value in close proximity to the site, with the nearest listed building being located 1km north west of the site at Knoll Hall, which is Grade II listed. There are no landscape designations associated with the application site.

/3 PLANNING HISTORY

- 3.1. A search of Ribble Valley Borough Council's planning register has been carried out in order to understand the sites planning history.
- 3.2. A number of applications can be found, which are as follows:
- **Application ref. 3/2010/0092.** Proposed Single Storey Extension to the Side of Existing Property, including new build detached Stable Block and Associated Landscape Works. Approved 24th March 2010.
 - **Application ref. 3/2015/0873.** Replacement Access Road onto Stoneygate Lane. Allowed at Appeal. 12th July 2016.
 - **Application ref. 3/2016/0781.** Discharge of condition(s) 3 (construction method statement) and 4 (archaeological watching brief) from planning permission APP/T2350/W/163146390 & 3/3015/0870. Approved. 5th October 2016.

/4 PROPOSED DEVELOPMENT

- 4.1. This application seeks retrospective planning permission of the erection of a single storey building, for domestic equestrian storage on land associated with the Paddocks, Stoneygate Lane. The application is supported with a suite of drawn information, which details the building to which this application seeks to regularise. The building is located on land to the south of the existing dwelling within a cluster of other buildings also used for equestrian purposes.
- 4.2. The building is constructed from green corrugated metal profile cladding, with a corrugated roof, a concrete panel base and measures 16.2m x 8m. The overall height of the building is approximately 4.3m. The building is bounded by mature vegetation to the west and existing stables to the north.
- 4.3. The development seeks to reflect the immediate surrounding, which is mainly rural in setting, so has been carefully designed to reflect this. The location of the building ensures a minimal impact on its immediate surrounding and the building is considered to appear subservient to the main dwelling and the existing stables to the north.

/5 PLANNING POLICY CONTEXT

- 5.1. Section 38 (6) of the Planning and Compulsory Purchase Act 2004 requires that:

"Where in making any determination under the Planning Acts, regard is to be had to the Development Plan, the determination shall be made in accordance with the plan unless material considerations indicate otherwise."

Development Plan

- 5.2. In this instance, the Development Plan for the application site comprises of the Ribble Valley Borough Council Core Strategy 2008-2028 (2014). Additionally, key policy documents that comprise 'material considerations' include the National Planning Policy Framework (NPPF) and the Emerging Ribble Valley Housing and Economic - Development Plan Document (HED DPD).
- 5.3. Whilst the former Local Plan (1998) has been replaced by the Core Strategy the previous proposal maps remain in place until a revised set of plans are produced as part of the Housing and Economic Development Plan Document. An extract from the Local Plan Proposals Map is provided at Figure 2 which shows the location of the site. In the Local Plan Proposals Map (1998) the site is located in the open countryside.

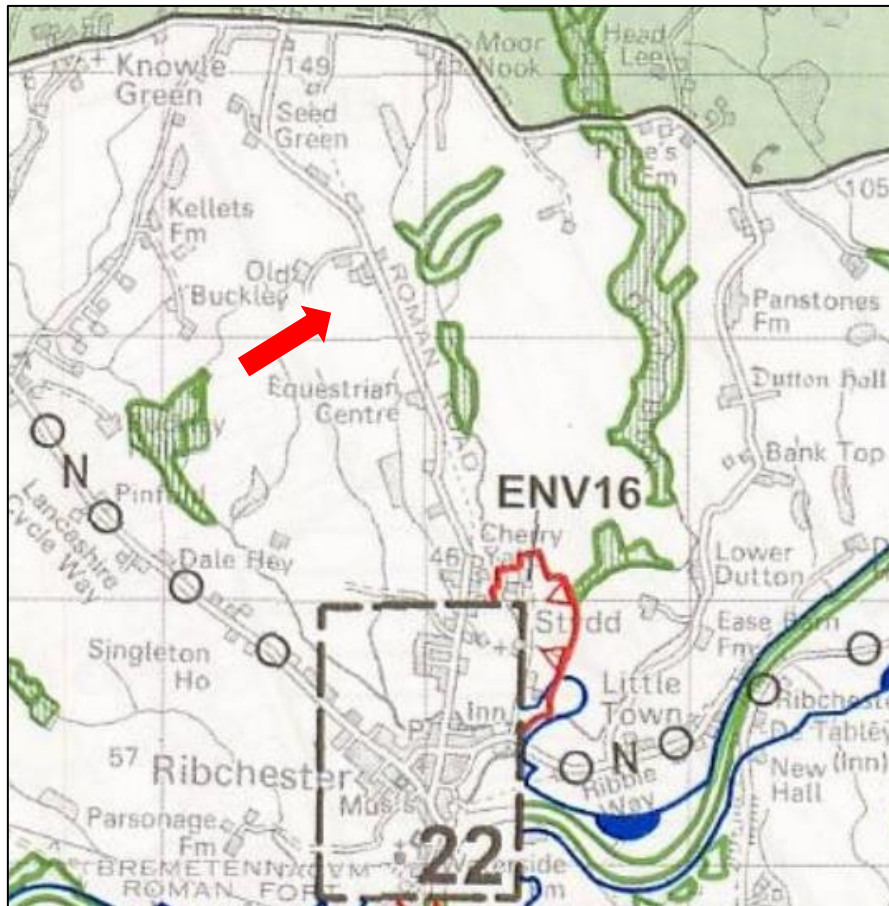


Figure 2: Extract from the Local Plan (1998) Proposals Map

Ribble Valley Core Strategy (2014)

5.4. The following Core Strategy policies are considered relevant to the proposal at hand:

- DS1: Development Strategy
- DS2: Sustainable Development
- EN2: Landscape
- EN4: Biodiversity and Geodiversity
- DMG1: General Considerations
- DMG2: Strategic Considerations
- DME2: Landscape and Townscape Protection
- DME3: Site and Species Protection and Conservation

5.5. **Key Statement DS1** seeks to outline briefly the locations in which growth will be focused. Whilst the Statement refers to strategic sites already allocated for development, it also infers that in addition to the allocated sites the majority of development will be located within the Borough's principal settlements, also including Tier 2 Village Settlements which includes Ribchester.

5.6. The policy states that development in all settlements will be considered acceptable if it demonstrates regeneration benefits and is of a scale which reflects the existing population size.

5.7. **Key Statement DS2:** Sustainable Development looks to mirror Paragraph 11 of the NPPF which details the sustainable development principle that seeks to guide both authorities and developers. The Statement details that:

"When considering development proposals, the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the Framework. The Council will always work proactively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.

Planning applications that accord with the policies in this Local Plan (and where relevant, policies in the neighbourhood plans) will be approved without delay, unless material considerations indicate otherwise."

5.8. **Policy DMG1:** General Considerations, assists in ensuring that development proposals are in line with numerous broad considerations by providing a series of overarching considerations regarding the quality of developments. The policy categorises the criteria under 6 headings which are as follows:

- Design;
- Access;

- Amenity;
- Environment;
- Infrastructure;
- Other.

5.9. **Policy DMG2** outlines further strategic considerations. The policy assists in the interpretation of the Development Strategy and underpins the settlement hierarchy for the purposes of delivering sustainable development. The policy also states that development proposals within the defined settlements should 'consolidate, expand or round-off development so that it is closely related to the main built up areas, ensuring this is appropriate to the scale of, and in-keeping with the existing settlement'.

5.10. The policy advises that proposals will be expected to provide a development which is 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.

5.11. **Key Statement EN2:** Landscape, mainly focuses on protection of the Forest of Bowland AONB through ensuring development contributes to the conservation of the area by enhancing and protecting the landscape and character. In the Council's justification for the policy they state that:

"The Council considers that it is important to ensure development proposals do not serve to undermine the inherent quality of the landscape. Particular regard, consistent with the designation as AONB, will be given to matters of design and impact with an expectation that the highest standards of design will be required. The Council will also seek to ensure that the open countryside is protected from inappropriate development. Developers should adopt a non-standardised approach to design which recognises and enhances local distinctiveness, landscape character, the quality of the built fabric, historic patterns and landscape tranquility."

5.12. Furthermore, this policy mainly focuses on protection of the Forest of Bowland AONB through ensuring development contributes to the conservation of the area by enhancing and protecting the landscape and character. The site is located outside of

the AONB, nonetheless, Key Statement EN2 does state that *"The landscape and character of those areas that contribute to the setting and character of the Forest of Bowland Areas of Outstanding Natural Beauty will be protected and conserved and wherever possible enhanced"*.

5.13. **Key Statement EN4:** Biodiversity and Geodiversity seeks to conserve and enhance the area's biodiversity and geodiversity and ensure there are no negative impacts on biodiversity through development proposals.

5.14. **Policy DME2:** Landscape and Townscape Protection states that proposals which induce significant harm to important landscape or landscape features will not be supported. Such features are outlined as including:

1. *"Traditional Stone Walls.*
2. *Ponds.*
3. *Characteristic Herb Rich Meadows and Pastures.*
4. *Woodlands.*
5. *Copses.*
6. *Hedgerows and Individual Trees*
7. *Townscape Elements such as the Scale, Form, and Materials that Contribute to the Characteristic Townscapes of the Area.*
8. *Upland Landscapes and Associated Habitats Such as Blanket Bog.*
9. *Botanically Rich Roadside Verges (That are Worthy of Protection)."*

5.15. **Policy DME3:** Site and Species Protection and Conservation looks to provide protection for, amongst other things, features of ecological importance. The policy is in place mainly to add further protection to designated sites of environmental and ecological importance, of which the site is not. However, the overriding theme is that development should be able to mitigate any perceived negative impacts.

Material Considerations

National Planning Policy Framework (2019)

- 5.16. The NPPF is a material consideration in planning decisions as per Paragraph 2 of the Framework and Section 38(6) of the Planning and Compulsory Purchase Act 2004.
- 5.17. The NPPF sets out Government planning policies for England and how these are expected to be applied. The golden thread running throughout the NPPF is the Government's presumption in favour of sustainable development (Paragraph 11) whereby developments which correctly balance the requirements of economic, social and environmental issues should be granted planning permission unless there are strong reasons that permission should not be granted. The NPPF also strongly supports economic and housing development.
- 5.18. Sustainable development is broadly defined in Paragraph 8 of the Framework as having three overarching objectives; namely economic, social and environmental.

a) an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;

b) a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and

c) an environmental objective – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

- 5.19. Chapter 9 of the Framework, Promoting Sustainable Transport, at Paragraph 109 states that development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe. It is clear that this is not the case with the proposal now before the council.
- 5.20. Paragraph 124, in relation to design, states that good design is a key aspect of sustainable development. This considers the design principles in detail, ensuring that the proposed development is compliant with the requirements of the Framework in contributing positively to making places and landscape better for people.

/6 PLANNING POLICY ASSESSMENT

Principle of Development

- 6.1. In relation to the principle of the development, whilst the site is located in the open countryside, it is considered that it can be supported under **Policy DMG1, DMG2** and **Key Statement DS2**.
- 6.2. Whilst **Key Statement DS1** relates to locations where development will be focused, it is generally most applicable to housing development or indeed proposals of a scale which exceed that of householder development. Notwithstanding that as detailed in **Key Statement EN2** it is accepted that all new development is required to be in keeping with the local character. In this context the proposed building sits within an existing cluster of domestic equestrian buildings and is of a design readily associated with such structures, which are frequently seen in more rural areas such as the application site.
- 6.3. It is accepted that the proposal does not meet one of the exceptions to development in the open countryside, as outlined in **Policy DMG2**. However, it is clearly not the intention of the Development Plan to prohibit all rural homeowners from progressing any development within their established curtilages, especially when such works, if located elsewhere within the curtilage could represent permitted development. The equestrian use associated with the property is of a domestic scale, is subservient to the main dwelling and has been established on the site for some time. The addition of the storage building does not fundamentally alter the setting, use or operation of the planning unit as such any perceived conflict within **Policy DMG2** should not prove determinative.
- 6.4. The design has ensured the development is of an appropriate scale in relation to neighbouring built development and is not thought to sit out of context with the surroundings. **Policy DMG1** also seeks to protect the amenity of surrounding users, in this regard the development is not in close proximity to any neighbouring properties

and forms part of an existing cluster of equestrian buildings; therefore, the unit would not impact the amenity of any surrounding receptors. Equally the storage unit would not inhibit any other establish infrastructure or compromise any features of environmental importance.

- 6.5. In this instance, it is considered this statement alongside the supporting evidence has shown the scheme makes use of an area that functions as part of the existing curtilage and forms part of an establish ancillary equestrian use on site. Additionally, there are not thought to be any adverse impacts generated from granting consent and the proposal is compliant with the thrust of the development plan. Hence the principle of development can be viewed favourably, and the application can be considered to represent sustainable development in line with the provisions of Key Statement DS2 and Paragraph 11 of the NPPF.

Design and Technical Considerations

Design and Landscape and Visual Impact

- 6.6. The design of the development is thought to be well considered and of a standard that is representative of such development and is reflective and sympathetic to the local character. The proposed layout (ref. 1198-PL05), details the built development, which is considered entirely rural in appearance and complementary to the setting and character of the adjoining built development. Furthermore, the site is located some distance from the AONB with the local undulating topography suggesting that no viewpoints of the proposed development site will be visible from within the AONB. On that basis, in the context of **Key Statement EN2**, it is asserted that the application is not in conflict with the Development Plan.
- 6.7. The proposal is modest in size and is considered entirely appropriate in the context of both the wider curtilage associated with the dwelling and indeed the wider surrounding development. The proposal constitutes development within the open countryside on the periphery of a smaller 'Tier 2' settlement, however the development could be

considered to bring with it the regeneration benefits through the enhancement and expansion of outdoor recreation uses, albeit on a small scale and for domestic purposes. Considering the above and as noted previously, it's thought that the proposal can be viewed as acceptable in the context of **Policy DMG2**.

- 6.8. As required by **Policy DME2**, it is considered that the supporting information provides sufficient details as to qualify the proposals impact as acceptable. The site is significantly screened from views to the north and west due to mature hedgerows to the west, and existing built form associated with the Paddocks to the north. Views of the site from the south will show the development in the context of the wider surround and as such will be in keeping with local character. It is considered that the development presents a well-considered development from a design and amenity perspective. In this respect, environmental impacts have also been limited where possible and such considerations were acknowledged when determining where to locate the storage unit.
- 6.9. This site is located within landscape character area 5c, Lower Ribble, which is characterised in the Lancashire County Council – A Landscape Strategy for Lancashire (2000), which details that a main characteristic of the area is the woodland and wooded valley sides. The proposed development would not impact, either materially or the setting, of any stretch of woodland, moreover no individual tree will be subject to works as part of the proposed.
- 6.10. The works detailed in this application would not be out of context with the surrounding residential and agricultural features. The scale of the development ensures that any perceived landscape impact is significantly limited and acceptable when assessed in the context of **Policy DME2**.
- 6.11. As per **Key Statement DS2**, the proposals at hand are both well considered and respectful to the surrounding vernacular and as such the development is not thought to generate any adverse impacts. Based on this and the more extensive guidance

outlined in the NPPF it is concluded the proposals constitute sustainable development and therefore adhere to this key statement.

Transport

- 6.12. The addition of the building would also likely be preferable from an access/highway perspective as the addition of storage space would likely lead to a reduction in vehicle movements associated with the property, given equipment and feed could be stored at the application site. This allows the proposals to comply with the associated provisions of **Policy DMG1**.

Ecology

- 6.13. **Policy DME3** is in place to mainly add further protection to designated sites of environmental and ecological importance, which this site is not. However, the overriding theme is that development should be able to mitigate any perceived negative impacts, which is the case in this instance. Consequently, the development is considered in general compliance with both **Policy DME3** and **Key Statement EN4**.

Summary

- 6.14. The main considerations of the proposal relate to its nature as development in the open countryside. The development has been carefully considered in its design, siting and use of materials, to ensure a scheme which is compliant with the Development Plan. In all of these respects, the above section has served to demonstrate that the proposal can be considered acceptable in virtue of Ribble Valley Borough Council's Development Plan and also the requirements set by the NPPF.

/7 CONCLUSION

- 7.1. PWA Planning has been retained by Mr Michael Reilly to progress with a retrospective planning application at the Paddocks, Stoneygate Lane, Ribchester, Lancashire, PR3 2ZS for the retrospective erection of a domestic equestrian storage building.
- 7.2. Section 38(6) of the Planning and Compulsory Purchase Act 2004 places a requirement upon Authorities when determining planning applications to do so in accordance with the adopted Development Plan unless material considerations indicate otherwise.
- 7.3. This statement has set out the planning policy relevant to the determination of the planning application and has assessed the proposed scheme in this context. Section 6 of the statement discusses the planning policy context, and it is concluded that the proposed development is in overall compliance with the relevant policies of the plan.
- 7.4. Overall, it is considered the proposed development is consistent with both the Development Plan and the NPPF. For the reasons identified within this statement, it is considered that retrospective planning permission for the development should be granted and the application is commended to the authority.



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