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Mr and Mrs Hargreaves
Eaves Hall Farm,
Moor Lane,
West Bradford,
Clitheroe,
BB7 3JG

Ribble Valley Borough Council

Dear Sir/Madam

Introduction

This planning statement and accompanying information is to support the planning application for the partial change of use of an existing agricultural building and adjoining exercise paddock to Sui Generis for a rural dog day-care business.

For the past 17 Years Mrs Hargreaves has gained a wealth of knowledge and experience by working at a large, well renowned Ribble Valley boarding kennel and cattery, Mitton Hall Boarding Kennels.

Since before leaving school Mrs Hargreaves has shown a keen interest in caring for animals, especially dogs, and started her career at a work placement with school, often working 7 days a week. As her experience grew, Mrs Hargreaves was appointed to a position of responsibility, organising staff and the day to day running of the kennels. This also involves catering for any dog's medical needs, along with bathing and some grooming.

As said, having done this for 17 years, she now feels like it is time to progress and open her own Day care for dogs.

Since being granted planning permission for an agricultural building in 2018, utilizing a quarter of the existing building and a proportion of the farmland for a paddock would not be of any detriment to the environment and surrounding area.

We feel this could be a unique way of offering the dogs a "best of both worlds" experience. Having both an indoor and substantial outdoor area for secure playtime.

Labour

The management and implementation of the Day Care will be Mrs Hargreaves main role; She will also have 1 member off staff working part time with future potential of a second employee.

Initially, creating 3 new jobs within the rural business.

Proposal

We look at gaining permission for partial change of use from Agricultural to Sui Generis, Dog Day care. Utilizing ¼ of the existing building, with services to facilitate a maximum of 12 dogs. To also gain a change of use of a portion of land for an exercise paddock.

Collection and drop off by Mrs Hargreaves, to keep the traffic levels to a minimum.

Working 5 days a week, excluding weekends and bank holidays.

Enclosed is a location plan, with the proposed portion of the existing building and the area of land to be used as paddock outlined in THICK RED LINE, and the owned land is outlined in blue.

Plans accompany this proposal letter.

A daily Routine would be as follows

1. Collect dogs from customer's houses 8 - 9.30am.
2. Outdoor play until 12.00 (Weather Dependant).
3. Indoor Rest, 2 main separate areas of rest available with individual kennels for those who prefer.
4. Outdoor play from 12.45 – 14.00.
5. Indoor Rest again.
6. Last outdoor play session from 14.30 – 15.45.
7. Drop off between 16.00 – 17.30

Design and Access Statement

Amount of Development

As per the enclosed plan the proposal is to utilise one bay of the building, measuring 12.19m X 4.6m, giving an internal footprint of circa 56sqm. The building will have no changes externally, which will keep it looking in tone with the natural environment.

Internally, the portion of the building will compromise of 5 kennels for individuals use, a small toilet and washing facility for hygiene and health and safety reasons.

The toilet will be a cassette type and waste will be disposed of offsite in the appropriate manor. The sink facilities will pass into a small plastic barrel, which again will be removed from the site and disposed of.

The easterly elevation of the building will be a pedestrian door, allowing access for dogs and people .

To the easterly elevation and southerly will be the dog paddocks at circa 0.32ha of land, as seen on the accompanying drawings. The external area will be circa 2700sqm

Layout and sighting

The site is located approximately 100m West from Moor Lane. The access is only used for Eaves Hall Farm.

Eaves Hall farm currently compromises of an 18.3m X 12.2m agricultural building. The building has been positioned alongside the natural hedge line, with access from the new private road at the top of Moor Lane therefore less disruption to the land.

Surroundings

North

To the north is Seedalls Farm, which is the nearest property at 180M.

East

To the east is open farm land, with the nearest property being 340M away

South

To the South is Hancocks Farm which is approximately 420M away.

West

To the west is open farm land and Bucks Farm which is approximately 800M away.

Scale

As noted above the new proposed application has a gross internal area of 56sqm. And is utilising an already present and existing building. The external area is of a reasonable scale for the business plan, *at 2700 sqm*

Landscaping / Fence specifications

The large hedge around the perimeter will do the majority of the work in concealing the fence from view.

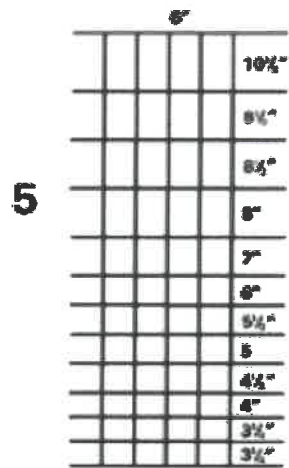
It is thought that the agricultural deer fencing to contain the dogs will look entirely in context with the area, being of an agricultural design. This is already a feature of the local area, around the plantation of the adjoining Dove Syke Nursery.

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The Timber posts will be treated to HC4 specification of a natural Colour at 1.8m tall.

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Above is an example of a similar gate that will be used for the dog paddock entrance, with the addition of deer mesh stapled to the gate itself.

Appearance

The building has been designed to look entirely commensurate with its main use, being agricultural, and no external change of the building is proposed in this application.

As previously mentioned the 1.8m Deer Fencing will be erected around the perimeter of the dog paddock. The fencing will not look out of context for the area...

Pressure treated round wooden posts will be used, at circa 4m gap intervals to keep a more open look.

Access Component

This portion of the building is a necessary for the proposed business use. It is not intended, nor is it perceived likely that the new business will result in an increase in traffic flow to and fro. Consequently, it would be considered that the access components would not need to be an issue, as Mrs Hargreaves is already travelling to and fro for the existing farm business on a daily basis.

Security Measures

We felt that we should take security into consideration on the proposed application; therefore we would be looking to install 360 degree remote cameras in various positions on the building which we can access via a phone APP.

Neighbourhood considerations

Prior to a dog being accepted into the dog care accommodation, there would be an introduction session where the dog would be assessed for any traits which would deem it unsuitable for such a place and type of care.

One of the considerations we felt of high importance was noise !!

We would deem it unsuitable for a dog to attend who made a nuisance which could potentially have an Impact on our neighbour's wellbeing.

Planning Policy

Under the core strategy, specifically key statement EC1, it states that developments that strengthen the village and wider rural economies will be supported in principle, which I would like to think would be the case.

National and Local Planning Policy Context

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires proposals to be determined in accordance with the Development Plan taking into consideration any material considerations relevant to the determination of the application.

The

Development Plan for the purposes of this application comprises the following:

- The National Planning Policy Framework (NPPF)
- National Planning Practice Guidance
- Ribble Valley Core Strategy

National Planning Policy Framework (NPPF)

Published on 27th March 2012, the NPPF sets out the Government's planning policies for England.

The document states that the purposes of the planning system is to contribute to the achievement of sustainable development. It seeks to achieve this objective by:

- Requiring planning applications for planning permission to be determined in accordance with the development plan unless material considerations indicate otherwise (para 11)
- Approving development proposals that accord with the development plan without delay (para 14)

Of particular relevance is the following:

Supporting a prosperous rural economy para 28, page 9:

'planning applications should support economic growth in rural areas in order to create jobs and prosperity by taking a positive approach to sustainable new development. To promote a strong rural economy, local and neighbourhood plans should support the sustainable growth and expansion of all types of business and enterprises in rural areas, both through conversion of existing buildings and well designed new buildings.'

National Planning Practice Guidance

On 6 March 2014, the Government published a suite of guidance notes to supplement the policies of the National Planning Policy Framework. These guidance notes expand upon matters set out in the Framework and explain, for instance, design of a high quality is a prerequisite of planning, how land availability assessments should be undertaken, the importance of the natural environment, how noise can impact on development and the importance of sustainability.

Core Strategy 2008 - 2028 Ribble Valley Borough Council

The Development Plan for Pendle Borough Council comprises the following documents:

- Ribble Valley Borough Council Core Strategy 2014
- Housing and Economic Development DPD

Ribble Valley Council Core Strategy 2014

The Core Strategy was adopted by the Council December 2014 and now forms part of the statutory Development Plan for the Borough. It sets out the strategic planning policy framework to guide development in the borough up to 2028.

Most relevant to this site are the following:

Under policy G1, it states that

- a) **Development should be sympathetic to existing and proposed land uses in terms of its size, intensity and nature.**

The proposed deer fence will be within a reasonable scale for the plot and its uses.

- (b) **The likely scale and type of traffic generation will be assessed in relationship to the highway infrastructure and the proposed and existing public transport network. This will include safety, operational efficiency, amenity and environmental considerations.**

Moor lane, although single lane has many other users, however this new venture will have no additional impact on the traffic to and fro the area.

- (d) **A safe access should be provided which is suitable to accommodate the scale and type of traffic likely to be generated.**

The field where the proposed building will be situated already has access off Moor lane in the form of a 4m track.

- (e) **The density, layout and relationship between buildings is of major importance. Particular emphasis will be placed on visual appearance and the relationship to surroundings as well as the effects of development on existing amenities.**

As stated previously, the proposed fence will be erected using natural materials, enabling it to blend in to its surroundings. The existing hedge row is tall and would do most of the concealment.

(h) **Materials used should be sympathetic to the character of the area.**

Being primarily of agricultural use, we felt that a wood and mesh fence would be more sympathetic with the natural surroundings.

ALSO.....

Supporting DME2.

- **Having already received planning permission for an agricultural building on application (3/2018/1166), we don't feel this application impacts anymore on the surrounding environment other than the already existing development.**

Supporting DMI2.

- **There is already vehicles to and Fro the existing farm business, the dog day care as previously stated would be collection and drop off only, therefore the traffic would not be increased.**

Key Statement EN2: Landscape

The landscape and character of the Forest of Bowland Area of Outstanding Natural beauty will be protected, conserved and enhanced. As a principle the Council will expect development to be in keeping with the character of the landscape, reflecting local distinctiveness, vernacular style, scale, style, features and building materials.

DMB1 Supporting Business Growth

Proposals that are intended to support business growth and the local economy will be supported in principle.

DMG1 - General Considerations

In determining planning applications, all development must following key Considerations; design, amenity, environment, access and infrastructure.

Planning Appraisal

The site is located within the AONB and Key Statement EN2 states that as a principle the Council will expect development to be in keeping with the character of the landscape, reflecting local distinctiveness, vernacular style, scale, style, features and building materials.

It is felt that the proposal meets the following policy in the Core Strategy, DMB1 - Supporting business growth and the local economy; '*proposals which are intended to support business growth and the local economy will be supported in principle*'

The Application Site and Surrounding Uses

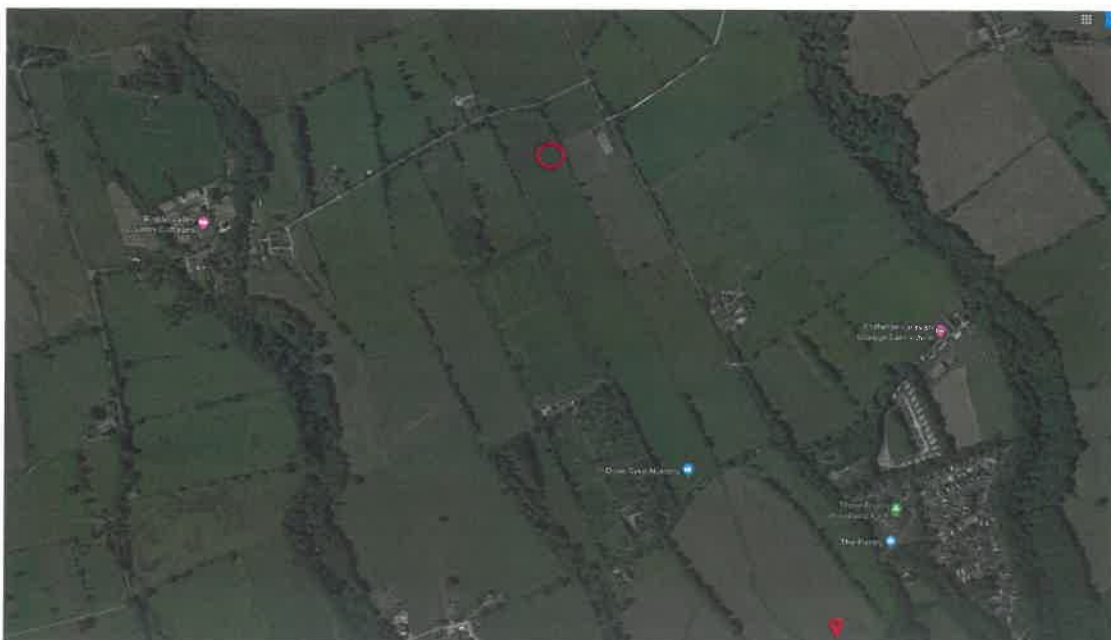
The Application Site

The site is located approximately 120M West of Moor Lane, Circled in red. There are minimal properties around the site.

Eaves Hall Farm currently comprises a singular farm building which has been recently erected.

The dog day care seeks to use 1/4 of this existing building with a run out/exercise field, which will be used to the South of the property.

The property is located within the Area of Outstanding Natural Beauty, circled in RED.



Conclusion

The application before you is the rationale behind the requirements for a partial change of use to an existing building which will be essential to the running of the businesses. Along with the addition of an exercise paddock.

I trust that the enclosed application, supporting information and this covering letter will be made available to all interested parties, but should there be any further information required please don't hesitate to contact us.

Yours Faithfully

Mr Heber and Mrs Rebecca Hargreaves