

Edisford Joinery, Edisford Bridge Farm, Edisford Bridge  
Clitheroe, Lancs. BB7 3LJ

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Proposed change of use of joiner's workshop to  
agricultural use and change of use and extension of  
agricultural building to create a joiner's workshop.

Planning Statement JDTPLO232

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**STATEMENT IN SUPPORT OF A PLANNING APPLICATION FOR PROPOSED CHANGE OF USE OF EXISTING JOINER'S WORKSHOP BACK TO AGRICULTURAL USE. CHANGE OF USE AND EXTENSION TO AGRICULTURAL BUILDING TO CREATE REPLACEMENT JOINER'S WORKSHOP VEHICLE PARKING AND TURNING**

**AT EDISFORD BRIDGE FARM, EDISFORD BRIDGE, CLITHEROE BB7 3LJ**

**1 INTRODUCTION**

1.1 This planning statement has been prepared by Judith Douglas Town Planning Ltd in support of full planning application for the transfer of the existing joinery business at Edisford Bridge Farm from one building to another within the same complex of buildings. The proposal is submitted on behalf of Mr J Knowles. The development will include returning the existing workshop back to agricultural use and the conversion and extension of an agricultural building to a joiner's workshop. Parking and turning areas are also provided.

1.2 This statement provides a description of the site and the proposed development, its compliance with the development plan and an assessment of other material considerations. It should be read in conjunction with the accompanying information:

Existing plan and elevation 108-01

Proposed plan and elevation 108-02

Proposed site plan 108-03A

Location plan.

**2.0 THE APPLICATION SITE AND SURROUNDING AREA**

2.1 Edisford Joinery is established within the existing complex of buildings at Edisford Farm. Edisford Farm is an active agricultural enterprise and the majority of buildings on the site are used in connection with farm activities. The southern and western parts of the farm complex are used for a touring caravan site with reception building. There is an area to the north east of the site which is used for caravan storage.

2.2 Adjacent to the road is the farmhouse and a number of dwellings together with Edisford Bridge Inn and its car park. Edisford Bridge Inn, Edisford Bridge Cottage and Edisford Bridge area all grade 2 listed buildings. To the east of the site are a number of mature trees. The land around the farm is relatively flat but slopes down sharply towards the River Ribble at Edisford Bridge. Vehicle access is directly off the road and serves all the activities at Edisford Bridge Farm. There are no public footpaths through the site.

2.3 Edisford Bridge Farm is situated on the west side of the River Ribble beyond the settlement boundary of Clitheroe and within an area designated as open countryside in the Ribble Valley Housing and Economic Development, Development Plan Document (HEDDPD). The site is within an area designated as a Local Geodiversity Heritage Site Policy ENV4 of the Core Strategy

### 3.0 Planning Policy

3.1 The adopted development plan is the Ribble Valley Core Strategy of December 2014, covering the period from 2008 to 2028.

3.2 The following policies from the Core Strategy are the main policies relevant to the proposal.

- Key Statement EN2: Landscape
- Key Statement EC1: Business
- Key Statement ENV4: Biodiversity and Geodiversity.
- Key Statement EN5: Heritage Assets
- Policy DMG1- General considerations
- Policy DMB1: Supporting Business Growth and the Local Economy.
- Policy DMB2-The Conversion of barns and other buildings for employment uses
- Policy DME1: Protecting trees and woodlands
- Policy DME2: Landscape and townscape protection
- Policy DME3- Site and species protection
- Policy DME4: Protecting Heritage Assets

3.3 The National Planning Policy Framework (NPPF) (2018) is also relevant to the proposal.

### 4.0 Site History

4.1 The planning history relevant to the proposal below is taken from the Council's website.

3/2018/0098	Edisford Bridge Farm Edisford Road Clitheroe BB7 3LJ	Proposed new detached building for agricultural storage.	Approved with conditions 13/04/2018
3/2018/0099	Edisford Bridge Farm Edisford Road Clitheroe BB7 3LJ	Extension of existing agricultural building.	Approved with conditions 13/04/2018
3/2017/0369	Edisford Bridge Farm Edisford Road Clitheroe BB7 3LJ	Application for retention of unauthorised construction and extension of a replacement building and unauthorised change of use to joinery workshop.	Approved with conditions 05/06/2017

## 5.0 THE PROPOSED DEVELOPMENT

- 5.1 The proposal seeks permission to create a larger joinery workshop within an existing agricultural building and return the existing workshop back to an agricultural use. This has the advantage of separating out the farming activities from the commercial activities on the site. This will allow the farming activities to be carried out more efficiently and help with biosecurity as well as enabling this successful joinery business to grow by providing a larger workshop.
- 5.2 The existing workshop building measures 21.8m by 15.9m overall and provides 291m<sup>2</sup> of floorspace. The proposed building to be converted has an existing floorspace of 283m<sup>2</sup> and the proposed extension will increase this to 503m<sup>2</sup> including a mezzanine floor. The building to be used as the new workshop when extended will have overall dimensions of 32.35m by 17.4m. A parking area of vehicles is proposed with seven spaces plus two disabled parking space. An area between the proposed building and the existing workshop will be kept free for vehicle turning. The site area is 0.76h

## 6 EVALUATION

- 6.1 Edisford Joinery is an established business. At the time of the 2017 application the business employed two full-time employees. This has now grown to five. It is anticipated that should the development go ahead a further three people will be employed. The majority of work the business carries out is for clients within the Ribble Valley. The applicant Mr J Knowles lives close by at 'Bill's Barn' whilst his parents live in the farmhouse.

The principle of the development

- 6.2 Key Statement EC1: Business states *"Developments that contribute to farm diversification, strengthening of the wider rural and village economies or that promote town centre viability and viability will be supported in principle"*. Policy DMB1: Supporting business growth and the local economy states *"the expansion of established firms on land outside settlements will be allowed provided it is essential to maintain the existing source of employment and can be assimilated within the local landscape"*. The joinery business started as a farm diversification scheme. The relocation and expansion of the joinery business within the site is supported by these policies as it will continue to contribute to farm diversification, maintain a source of rural employment and strengthen the local economy. It is essential to increase the floorspace available in order to maintain the existing business on this site. In principle the development is acceptable under Key Statement EC1 and policy DMB1.

### Landscape and visual impact

- 6.3 The proposed development re-uses an existing building and extends it towards the centre of the group of agricultural and other building at Edisford Bridge Farm. The existing building has a mono-pitched roof and is 5.5m high. The extension will have a slightly higher roof to accommodate a mezzanine floor internally. The ridge height of the extension is 6.3m. This increase in height will not appear out of context when compared to other buildings within or recently approved at Edisford Bridge Farm. The current workshop is 5.6m high to the ridge. The agricultural building granted under 3/2018/0098 is 8m high to ridge and 5.8m to the eaves. The extension to the agricultural building granted under 3/2018/0099 is 7.9m high to the ridge.
- 6.4 The proposed extension, turning and parking areas are within the existing extent of the farm curtilage at Edisford Farm and will not require any extension onto the surrounding fields. The site when viewed from public vantage points will be seen as an addition to the group of modern agricultural buildings at the site. The farm buildings when viewed from Edisford Road on crossing the river are not conspicuous as the land rises sharply and then plateaus. The buildings are set back from the edge of the plateau and the intervening mature trees making the farm buildings already well screened. The proposal fully complies with the requirements of Key Statement EN2, Policies DME2, DMB1 and DME2.
- 6.5 The current joinery workshop was constructed as an agricultural a building. The return to agricultural use raises no issues in principle and will have no added impact on the landscape or visual amenity as no alterations to the building are proposed.
- 6.6 Policy DMB2 The conversion of barns and other buildings for employment uses, is supportive of the proposed conversion of the existing agricultural building to a joiner's workshop. The criteria listed in the policy can be met.

### Neighbour Amenity

- 6.7 Edisford Bridge Farm is an active farm, a touring caravan site and already has a joiner's workshop established at the site. In considering the application in 2017 the Planning Officer commented in his Delegated Item File Report *"taking into account the existing functions undertaken on site in association with Edisford Farm and taking account of the proposed hours of operation (08:00 -17:00 Monday to Friday) I do not consider, in isolation, the proposed use or associated activities would be of detriment to residential amenities to an extent that would warrant the refusal to grant retrospective planning permission"*.<sup>1</sup>

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<sup>1</sup> Delegated item File Report 3/2017/0369

- 6.8 The same analysis can be applied to the current application. The proposal is to relocate the joinery workshop within the site. Conditions were imposed on the previous permission which limited the use to a B1 Business use only operating between the hours of 08:00 to 17:00 Monday to Friday<sup>2</sup>. The same conditions can be imposed if permission is granted.
- 6.9 There may also be benefits to neighbour amenity of the cessation of the agricultural use of the building. The current use of the building for agricultural purposes is not controlled and could be active outside the operating times of the joiner's workshop and used seven day a week. On balance the change of use will have a neutral or improved impact on residential amenity. The proposal complies with the requirements of policy DMG1.

#### Heritage Assets.

- 6.10 To the south of the application site is a group of grade 2 listed buildings. This includes Edisford Bridge Farmhouse and Edisford Bridge Cottage the list description reads *"Houses, early C19th. Sandstone rubble with slate roof. 2 storeys. The south front has a single-storey modern stone porch to the right. To its left are 2 bays having sashed windows with glazing bars which intersect at the top and with plain stone surrounds with ogee heads. A door between the bays, now blocked to form a window, has a plain stone surround with semi-circular head with projecting keystone and moulded imposts. Chimneys to left and right of these 2 bays. To the left is an addition of c.1900 of little architectural interest. The right-hand (east) gable has a projecting central section which has 3 windows similar to those of the south front, as are the ground and 1st floor windows of the bay to the left and the 1st floor window to the right. On the 1st floor of the central section is a Venetian window with plain stone surround. The door, in the right-hand bay but formerly in the centre of the wall, has a stone surround with moulded semi-circular head with impost blocks and projecting keystone."*

and

Edisford Bridge Inn the list description reads:

*"Public house, mid-to-late C18th with right-hand bay of mid C19th. Scored render with sandstone dressings and slate roof. 2 storeys, 3 bays. Bays one and 2 have windows with plain stone surrounds and square mullions, all of 4 lights except for the right-hand ground-floor one which is now of 3 lights, a door with plain stone surround being inserted to its right. The right-hand bay has sashed windows with glazing bars and plain stone surrounds, the upper half of the ground-floor window having lost its glazing bars. End stacks, with 2 further*

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<sup>2</sup> Planning permission 3/2017/0369

*chimneys between bays. The right-hand gable wall has 4 sashed windows with glazing bars and plain stone surrounds.”*

- 6.11 The historic buildings are clustered together on the western side of the River Ribble and the modern farm building are separate from them to the north of the group. The site is not within a conservation area.
- 6.12 The existing agricultural building is separated from the listed building by existing one and two storey dwellings including Bill’s Barn, and 1 and 2 Stables Cottages. It is proposed to retain and improve the existing agricultural building and provide an extension to the western side of the building. This maintains the historic relationship between the listed buildings and the open and agricultural surroundings as the new development is wholly within the existing developed farmstead. The conversion and extension of the agricultural building to provide a joiner’s workshop will not adversely affect the setting of the listed buildings. The proposal complies with the requirements of Key Statement EN5 and policy DME4. The proposal is also compliant with the requirements of the NPPF in relation to designated heritage assets. As there is no harm to the setting of the listed buildings paragraphs 195-196 are not engaged.

#### Highways, Transport and Mobility

- 6.13 The existing vehicle access arrangements into the site are retained. There is good visibility for drivers at the junction of the site access onto the main road. There is adequate space within the existing farm complex for vehicles to turn and manoeuvre so that all vehicles can enter and leave in forward gear. Parking has been provided for nine cars which includes staff, visitor and disability parking spaces.
- 6.14 The site is just beyond the settlement boundary of Clitheroe and is within easy cycling distance of the residential areas of this Principle Settlement. Bus service 2 which serves Henthorn and Low Moor provides a half hourly service to the town centre and is within a reasonably close walking distance of the application site. The proposal is compliant with policy DMG1 and DMG3.

#### Drainage

- 6.15 The site is not within an area prone to flooding. Surface water from the building will be discharged to a and existing land drain and foul drainage will go to the existing treatment plant.

Protected Species.

- 6.16 The modern construction of the existing agricultural building is draughty and is unlikely to be attractive to bats as a roost site. A bat survey has not been carried out.

## 7 CONCLUSION

- 7.1 The proposed relocation and expansion of the joiner's workshop within the farm complex at Edisford Farm will enable this established business to continue to thrive and expand. The proposal to return the existing workshop back to agricultural use does not involve and physical alterations to the building. Converting, upgrading and extending the existing agricultural building to provide the new workshop will enhance the appearance of the building. As the extension is towards the centre of the group of farm buildings at the site the development will have no adverse impact on the visual qualities of the landscape or visual amenity.
- 7.2 The joiners shop use is established at this site and operates without detriment to the residential amenities of neighbouring occupiers. Similar operating hours conditions as was imposed on the earlier planning permission for the joiner's workshop and restricting the use class to B1 for the new workshop will ensure that residential amenity is protected. The positioning of the building within the modern farm group of buildings including the extension to the building will have no adverse impact on the setting of the listed building to the south of the site
- 7.3 The retention and expansion of the existing joinery business at the site will make an important contribution to the provision of local employment opportunities for the area and supports the aims and objectives of the Council in particular policy DMB1 Supporting business growth and the local economy. The proposal complies with the policies of the Core Strategy and the NPPF.

### Appendices

Appendix 1 Delegated item File Report 3/2017/0369

Appendix 2 Planning permission 3/2017/0369

**Report to be read in conjunction with the Decision Notice.**

<b>Application Ref:</b>	3/2017/0369	 <b>Ribble Valley Borough Council</b> <a href="http://www.ribblevalley.gov.uk">www.ribblevalley.gov.uk</a>
<b>Date Inspected:</b>	17/05/17	
<b>Officer:</b>	SK	
<b>DELEGATED ITEM FILE REPORT:</b>		<b>APPROVAL</b>

<b>Development Description:</b>	Application for retention of unauthorised construction and extension of a replacement building and unauthorised change of use to joinery workshop.
<b>Site Address/Location:</b>	Edisford Bridge Farm Edisford Road Clitheroe BB7 3LJ

<b>CONSULTATIONS:</b>	<b>Parish/Town Council</b>
Mitton and Bashall Eaves Parish Council have no comment to make other than to express our disappointment that yet again we are being asked to retrospectively approve commercial activity which has been started with scant regard for the planning procedures of RVBC.	

<b>CONSULTATIONS:</b>	<b>Highways/Water Authority/Other Bodies</b>
<b>LCC Highways:</b>	
The application relates to an existing business which would appear to have been operating since late 2015. The Highways Development Control officer is aware of any highway issues associated with the proposed development and therefore raises no objection to the proposal on highway grounds	

<b>CONSULTATIONS:</b>	<b>Additional Representations.</b>
No representations have been received in respect of the proposed development.	

<b>RELEVANT POLICIES AND SITE PLANNING HISTORY:</b>
<b>Ribble Valley Core Strategy:</b>  Policy DMG1 – General Considerations Policy DMG2 – Strategic Considerations Policy DMG3 – Transport and Mobility Policy DME6 – Water Management  National Planning Policy Framework (NPPF) National Planning Practice Guidance (NPPG) Technical Guidance to National Planning Policy Framework
<b>Relevant Planning History:</b>
None directly relevant to the determination of the current application.

**ASSESSMENT OF PROPOSED DEVELOPMENT:****Site Description and Surrounding Area:**

The application site lies within the defined open countryside on the eastern outskirts of the defined settlement boundary of Clitheroe. The site lies directly to the north of the Edisford Bridge Farm caravan and Camping Site with Edisford Bridge Bungalow being located to the south and 'Bills Barn' being located to the south east.

**Proposed Development for which consent is sought:**

Retrospective consent is sought for the retention of an existing unauthorised joinery workshop building located off New Lane, Clitheroe.

**Impact Upon Residential Amenity:**

The workshop is located approximately 40m to the west of Bills Barn, Edisford Bungalow and a small number of other associated adjoining dwellings. However, taking into account the existing functions undertaken on site in association with Edisford Farm and taking account of the proposed hours of operation (08:00 - 17:00 Monday to Friday) I do not consider, in isolation, the proposed use or associated activities would be of detriment to residential amenities to an extent that would warrant the refusal to grant retrospective planning permission.

RVBC Environmental Health have confirmed that they have not received any complaints in respect of the operations of the Joinery Workshop. Concerns have been received in respect of an existing externally mounted dust extractor which does not appear to benefit from any means of enclosure or sound attenuation. I therefore consider it reasonable to require details of such mitigation including the imposition for a timescale for installation.

**Visual Amenity/External Appearance:**

The application relates to an existing steel framed, profile clad joinery workshop located to the north of New Lane (B6243). The building measures approximately 4.2m at eaves (at its highest point) and 5.6m at ridge. The main footprint of the building measures 21.8m by 12.48m with an outrigger to the south elevation having a footprint of 3.5m by 12.1m.

The building is externally faced in a dark green profile cladding with roofing to match, the primary loading bay and entry point into the unit is located on the north elevation. The unit/building is read in the context of a number of other storage buildings associated with Edisford Farm and the adjacent caravan park. In this respect I do not consider that the existing building is of any significant detriment to the character and visual amenities of the area, largely due to the already utilitarian nature and appearance of the yard in which the building is located.

**Observations/Consideration of Matters Raised/Conclusion:**

It is for the above reasons and having regard to all material considerations and matters raised that I recommend accordingly.

**RECOMMENDATION:**

That planning consent be granted subject to the imposition of planning conditions.

RIBBLE VALLEY BOROUGH COUNCIL

Department of Development

Council Offices, Church Walk, Clitheroe, Lancashire, BB7 2RA

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Town and Country Planning Act 1990

PLANNING PERMISSION

**APPLICATION NO:** 3/2017/0369

**DECISION DATE:** 05 June 2017

**DATE RECEIVED:** 04/05/2017

**APPLICANT:**

Mr John Knowles  
Edisford Bridge Farm  
Edisford Road  
Clitheroe  
BB7 3LJ

**AGENT:**

Mr Paul Gudgeon  
Sunderland Peacock and Associates  
Hazelmere  
Pimlico Road  
Clitheroe  
BB7 2AG

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**DEVELOPMENT PROPOSED:** Application for retention of unauthorised construction and extension of a replacement building and unauthorised change of use to joinery workshop.

**AT:** Edisford Bridge Farm Edisford Road Clitheroe BB7 3LJ

Ribble Valley Borough Council hereby give notice that **permission has been granted** for the carrying out of the above development in accordance with the application plans and documents submitted subject to the following condition(s):

1. Unless explicitly required by condition within this consent, the development hereby permitted shall be carried out in complete accordance with the proposals as detailed within the submitted information and drawings:

Floor Plans and Elevations: 5357-01

Reason: For the avoidance of doubt and to clarify which plans are relevant to the consent hereby approved.

2. The B1 business shall only be operated between the following hours:

08:00 to 17.00 Monday to Friday

There shall be no business operated from the premises or site outside the stated operating hours.

Reason: To comply with the terms of the application and in the interests of the amenities of nearby residents and the character of the locality as required by Policies DMG1 and DMG2 of the Ribble Valley Core Strategy.

P.T.O.

3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 or any Order revoking and re-enacting that Order, no external lighting/floodlighting or building mounted lighting shall be erected or placed anywhere within the site or upon the building to which this consent relates without written consent from the Local planning Authority.

Reason: To enable the Local Planning Authority to exercise control over development which could prove materially harmful the character and visual amenities of the immediate area in accordance Policies DMG1 and DM2 of the Ribble Valley Core Strategy.

4. Details of the design, specification and noise ratings of a means of enclosure for the external dust extractor shall be submitted to the Local Planning Authority for written agreement within 3 calendar months from the date of this consent, the agreed details shall be installed/implemented no later than 3 calendar months from the date of the means of enclosure being agreed in writing.

Thereafter, details of the design, specification, noise ratings, fixing and finish, including sections at a scale of not less than 1:20, of all extract vents, means of extract, air conditioning, ventilation or any other associated externally mounted/located plant or HVAC shall have been submitted to and approved in writing by the local planning authority prior to their installation upon the building or use within the development.

Reason: In order that the Local Planning Authority may ensure that the detailed design of the proposal is appropriate to the locality and that any externally mounted equipment is not of detriment to the residential amenities of nearby occupiers or amenities of the area in accordance with Policies DMG1 and DMG2 of the Ribble Valley Core Strategy.

5. Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987 (as amended or re-enacted) and the Town and Country Planning (General Permitted Development)(England) Order 2015 (as amended or re-enacted) and the Town and Country Planning (General Permitted Development) (England) (Amendment) Order 2016 (as amended or re-enacted) the development hereby approved shall only be used for the purposes as a Joinery Workshop and for no other purpose, including any other purpose within Use Class B1.

Reason: For the avoidance of doubt and to ensure that the development remains compatible with the character of the area in accordance with Policies DMG1 and DMG2 of the Ribble Valley Core Strategy.

### **Note(s)**

1. For rights of appeal in respect of any condition(s)/or reason(s) attached to the permission see the attached notes.

P.T.O.

**APPLICATION NO. 3/2017/0369**

**DECISION DATE: 5 June 2017**

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2. The applicant is advised that should there be any deviation from the approved plan the Local Planning Authority must be informed. It is therefore vital that any future Building Regulation application must comply with the approved planning application.
3. The Local Planning Authority operates a pre-planning application advice service which applicants are encouraged to use. Whether or not this was used, the Local Planning Authority has endeavoured to work proactively and positively to resolve issues and considered the imposition of appropriate conditions and amendments to the application to deliver a sustainable form of development.

**JOHN HEAP**  
**DIRECTOR OF COMMUNITY SERVICES**

