

# Planning Supporting Statement

Dilworth Barn, Back Lane, Slaidburn. BB7  
3EE

March 2020

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# Planning Supporting Statement

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This statement is made in support of a planning application submission to Ribble Valley Borough Council for an agricultural building to be used for the rearing of livestock (cattle) on land at Dilworth Barn, Back Lane, Slaidburn, Clitheroe. BB7 3EE

## 1 Site Location

1.1 The application site comprises, in part, a dilapidated stone built agricultural building. It is sited approximately 60m north west of Back Lane, 1.4 miles North West of Newton and 1.2 miles from Slaidburn. The application site extends in total to 5.2h of land

1.2 The site sits within the Forest of Bowland Area of Outstanding Natural Beauty (AONB).

## 2 Recent Planning History

2.1 Under planning application 3/2014/0139, consent was granted for conversion of the barn into a unit of holiday accommodation. A total of 12 planning conditions were attached to the consent. In particular, condition 5 on the decision notice stated: ***All the external works of the development hereby permitted shall be completed before the expiration of three years from the date of this permission.*** The applicant at the time was a Mr S Hartley.

2.2 Under planning application 3/2017/0256, consent was sought for a variation of condition 5 on consent 3/2014/0139. Permission was granted to vary that condition on 18 May 2017; the condition stated: ***All the external works of the development hereby permitted shall be completed before the expiration of two years from the date of this permission.*** The applicant at the time was a Mr S Hartley

2.3 Application 3/2017/0256 has lapsed and with it, the original consent for conversion of the barn to a unit of holiday accommodation (3/2014/0139).

2.4 **Under application 3/2019/1075**, planning permission has recently been refused for the retention and extension of the existing barn to create an agriculture building.

2.4 The barn is now in a dilapidated condition; it is not fit, on its own, for use in connection with the keeping of livestock; the relevant agricultural authorities would not permit its use for such purposes. Therefore, this new submission is made in response to the refusal under 3/2019/1075 and is considered to address the issues identified in the reasons for refusal.

## 3 The Development Plan

3.1 In preparing this statement, full regard has been made to the relevant policies in the Adopted Core Strategy. Current Government advice contained in the National Planning Policy Framework has also been considered. It is respectfully considered that the following Development Plan Policies are the most relevant against which to assess the merits of the proposal:

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## **The Core Strategy**

Key Statement DS1: Development Strategy

Key Statement DS2: Presumption in favour of sustainable Development

Key Statement EN2: Landscape

Key Statement EN5: Heritage Assets

## ***Development Strategy***

Policy DMG1: General Considerations

Policy DMG2: Strategic Considerations

Policy DME2: Landscape and Townscape Protection

Policy DME4: Protecting Heritage Assets

Policy DMB1: Supporting Business Growth and the Local Economy

## **National Planning Policy Framework (NPPF)**

Chapter 6 – Building a Strong and Competitive Economy

Chapter 11- Making effective use of Land

Chapter 12- Achieving well designed Places.

## **4 Appraising the Context**

4.1 In appraising the context in which this application is submitted, the applicant has provided the following agricultural information; this is also included separately as required by the planning authority.

- The total area of the holding is 5.2 hectares (h) of which the applicant owns 1.21h, the remainder is rented. The enterprise will involve the farming/husbandry of 50 calves, there will be no other livestock; there is currently only a dilapidated farm building on site and this is totally inadequate for modern farming practice. This barn has a floor area of 52sq m. It is proposed to erect a steel framed farm building and incorporate the existing barn. The building has been designed to meet current agricultural livestock standards as set down by ADAS. The building has been so designed to allow for the internal storage of feed and bedding.

4.2 In terms of assessing the proposal against the relevant Development plan policies, the planning authority is respectfully referred to the following: Application 3/2011/0919, proposed establishment of new sheep milking dairy and associated cheese processing facility. This application was approved, with conditions, on 13 April 2012. This development which has been implemented in full lies immediately to

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the north Dilworth Barn, this application site. It is a substantial development within the AONB

## **5 Design Principles**

5.1 It is perfectly possible to achieve the development as proposed within the site. It is not an over-intensive development given the nature of all other development within the immediate locality. The planning authority will be aware of the substantial agricultural development on the adjacent site.

5.2 The proposed new building will be constructed in materials totally relevant to an agricultural building set within the AONB; The plans, prepared by Peter Hitchen Architects Ltd, indicate a significant and material amendment to those considered under application 3/2019/1075. Further, the Architect has taken on board the reasons set down in the planning refusal, and prepared a scheme that is considerably smaller in scale and of a more appropriate design and external appearance. By way of more detailed explanation, the architect has prepared a separate design brief to accompany the application.

### **Layout**

5.3 The submitted plans prepared by Peter Hitchen Architects Ltd clearly demonstrate the proposed internal and external arrangements and layout. The total floor area of the agricultural building will be 156sq m of which 52sq m relates to the existing barn floor area.

### **Access/Highways**

5.4 There is currently an existing substantial farm track that serves the site, this will remain in place. No highway issue was raised when the previous application/s for tourism development were approved.

### **Landscaping Provision**

5.5 There is no meaningful landscaping of the site at the present time. The status quo will remain. However, this is a matter that can, of course, be the subject of discussions with the planning case officer during the processing of the application if considered relevant.

### **Ecology and Biodiversity**

5.6 Given the nature and conditions of the site, there are no issues in this context that will require further examination.

### **Flood Risk**

5.7 The EA confirm that the site, post code BB7 3EE is not at risk of flooding nor is there any record of any flooding issue. Therefore a flood risk assessment is not necessary.

### **Local Economy**

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5.8 There will clearly be some advantageous and beneficial effect upon the local economy; employment opportunities will be generated locally. Such business activity complies with the requirements of national and local planning policies more particularly in the rural area.

### **6 Planning Conditions**

6.1 It would be acceptable to attach a planning condition to any permission that restricts the use of the premises to that as identified in the submitted plan/s.

### **7 Overall Assessment and Conclusions**

7.1 The application site has previously had the benefit of a planning consent for tourism related development. That consent has lapsed. In submitting the application, it is submitted that due regard has been paid to the recent refusal and the reasons put forward by the planning authority.

7.2 The development as proposed meets the tests and requirements of both the NPPF and the Core Strategy. In terms of an agricultural development, it is a wholly sustainable development. There is no adverse impact upon the overall character of this part of the AONB; there is a new and substantial agricultural development on the adjacent site immediately to the north and this has had the benefit of consent from the planning authority (para 4.2 refers).

7.3 The proposal is commensurate with the overall rural environment locally. The proposed development will have no adverse impacts upon the character of the area.

7.4 The proposal meets the tests of development policies set down in the NPPF and the CS.

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