



JUDITH DOUGLAS TOWN PLANNING LIMITED

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

Proposed construction of agricultural building.

Planning Statement JDTPL0232

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STATEMENT IN SUPPORT OF A PLANNING APPLICATION FOR THE CONSTRUCTION OF AN AGRICULTURAL BUILDING.

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 construction of an agricultural building to add to the existing farm complex at Edisford Bridge Farm. The building is to be located on land which is currently used for caravan storage which means that the new agricultural building cannot benefit from permitted development rights. If planning permission is granted the caravan storage use will cease. The proposal is submitted on behalf of A and J Knowles.

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 and proposed site plan 108-01-01

Proposed plan and elevation 108-01-02

Location plan.

2.0 THE APPLICATION SITE AND SURROUNDING AREA

2.1 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 and there is a joiners' workshop to the west of the proposed site.

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 EN5: Heritage Assets
- Policy DMG1- General considerations
- Policy DMB1: Supporting Business Growth and the Local Economy.
- Policy DME2: Landscape and townscape protection
- Policy DME4: Protecting Heritage Assets.

3.3 The National Planning Policy Framework (NPPF) (2019) 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.

3/2019/1126	Edisford Bridge Farm Edisford Road Clitheroe BB7 3LJ	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	Approved with conditions 24/04/2020
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 construct an additional farm building at Edisford Bridge Farm. The building is required to store hay, straw and animal feed together with farm equipment. The building is to be sited within the main farm complex adjacent to other buildings. Another agricultural building granted permission under 3/2018/0098 is under construction. This has an eaves height of 5.8m, and a ridge height of 9m. The proposed building is considerably lower having an eaves height of 5m reducing to 3m and a ridge height of 6.9m.
- 5.2 The overall dimension of the proposed building is 24.4m by 48.8m but this includes a long projecting opening fronted area which measures 18.3m by 9.2m. It is proposed to construct the building in materials to match the other agricultural buildings nearby which is low level blockwork and juniper green profiled metal sheets.
- 5.3 Vehicle access will be along the existing farm access emerging into the main farm yard area where there is ample space to turn all vehicles visiting the site. The site area is ??

6 EVALUATION

- 6.1 Policy DMG2 of the Core Strategy allows development outside the defined settlement area where it is required for the purposes of forestry or agriculture. The proposed additional building at Edisford Bridge farm is required to store hay straw and feed along with agricultural machinery and equipment. This will serve the existing farm business which has recently increased stock numbers and cater for an anticipated further increase in both sheep and cattle over the next five years. As such it is reasonably required for the purposes of agriculture and is in accordance with Policy DMG2 on the Ribble Valley Core Strategy.
- 6.2 The new building will be within the farm complex and is shielded from the nearest neighbours by existing buildings. Planning permission was recently granted to replace an existing farm building with a joinery workshop immediately to the south of the proposed agricultural building. The work on this is to commence shortly. It is unlikely that the use of the proposed agricultural building will have any effect on the residential amenities of the occupiers of the nearby residential properties and is compliant with policy DMG1 in this respect.
- 6.3 Policy DMG1 requires development to be of a high standard of design. The building will be seen in the context of the existing agricultural buildings at Edisford Bridge Farm. When

viewed from the south and the west it is screened by existing buildings. When viewed from the east it will be seen against the backdrop of the higher agriculture building under construction on the site and will not be particularly prominent in the landscape. If the building is visible from public footpaths or other public vantage points it will be seen against the backdrop of the existing farmstead within an area where farming activity is to be expected. A new agricultural building is therefore not an unexpected feature and would not have any adverse effect on the visual qualities of the landscape. The building has been designed to complement the other agricultural buildings within the complex and is typical of farm building in the area. As such the proposed building meets the requirements detailed within policy DMG2 and DMG1 and will achieve the aims of Key Statement EN2 and policy DME2

Heritage Assets.

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

6.5 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.

6.6 The existing agricultural buildings are separated from the listed building by existing one and two storey dwellings including Bill's Barn, and 1 and 2 Stables Cottages. The proposed agricultural building is further separated from the listed buildings by the current agricultural building which is soon to be replaced by the new joiners' workshop. The introduction of the proposed agricultural building 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

6.7 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.

6.8 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

6.9 The site is not within an area prone to flooding. Surface water from the building will be discharged to an existing land drain.

7 CONCLUSION

7.1 The proposed agricultural building will allow the current agricultural business to store sufficient animal feed to meet the requirements of existing stock levels which have recently increased and allow further stock increase over the next five years. It will also provide storage space for farm equipment. As the building is grouped with other 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 positioning of the building within the modern farm group of buildings will have no adverse impact on the setting of the listed building to the south of the site

7.3 The proposal 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.