



PLANNING STATEMENT (Incorporating Design & Access Statement)

The erection of a steel portal framed roof over the existing silage clamp at
Fishes & Peggy Hill Farm, Henthorn Road, Clitheroe BB7 3BY

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2.0 Introduction

This planning application has been prepared and submitted on behalf of Mr M Ashworth (hereinafter referred to as the Applicant) who lives at Fishes & Peggy Hill Farm, Henthorn Road, Clitheroe BB7 3BY (hereinafter referred to as the Application Site).

Fishes & Peggy Hill Farm is a dairy farm totalling circa 254 acres or thereabouts. The dairy farming operation involves milking circa 240 cows on an all year round calving model.

Fishes & Peggy Hill Farm Planning History

The following historic applications have been submitted to Ribble Valley Borough Council:

3/2012/0139 – construction of silage clamp and associated roadway – approved with conditions.

3/2012/0138 – construction of new machinery store and associated roadway – approved with conditions.

3/2012/0137 – construction of new 100 cow cubicle house and associated yard/roads and slurry lagoon – approved with conditions.

3/2006/1037 – conversion of traditional stone built barn into office accommodation and ex-agricultural building currently used for light industrial storage into a light industrial workshop – approved with conditions.

The above applications show the Applicant to have a modern farmstead to drive efficiencies and minimise negative impacts on the environment.

Application Site & Environs

The proposed Application Site is located to the south of Fishes & Peggy Hill Farmyard as shown on the plan provided at Appendix 1 of this planning statement. The existing silage clamp adjoins fields to the south which are owned and farmed by the Applicant. A number of the field boundaries to the south and west comprise of hedgerows and trees providing natural screening.

3.0 Proposal

The proposal is to construct a roof over the existing silage clamp for which planning permission was granted for back in 2012. The existing silage clamp measures 22.86m x 13.7m. The proposed roof will be the same length and width as the existing silage clamp. The existing silage clamp benefits from existing steel stanchions to 4.15m which will be extended by 1.83m to meet the eaves height of circa 6m in total. The roof will have a pitch of 15 degrees.

The roof will be clad in a natural grey fibre cement roof sheet with ten roof lights evenly spaced. The building will be clad in Yorkshire boarding on the south elevation. Both the gable ends will be clad in Yorkshire boarding to the eaves height.

4.0 Planning Policy & Guidance

The Application Site is shown to be located within Ribble Valley Borough Council. The Council adopted the **Ribble Valley Borough Council Core Strategy on 14 December 2014 (2008-2028)**. Ribble Valley Borough Council are in the process of drafting a new Local Plan. Applicants should consider the following documents when applying for planning permission:

- **Ribble Valley Borough Council Core Strategy**
- **National Planning Policy Framework 2019 (NPPF)**

Ribble Valley Borough Council Core Strategy Policies

EN2 – Landscape

The landscape and character of the Forest of Bowland Area of Outstanding Natural Beauty will be protected, conserved and enhanced. Any development will need to contribute to the conservation of the natural beauty of the area.

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.

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.

The proposal is located outside of the Area of Outstanding Natural Beauty. However, it is compliant with policy EN2 being of a typical agricultural construction. Please see the design section of the report which provides further details.

EN3 – Sustainable Development and Climate Change

This will require the consideration of many factors including the need to reduce the area's carbon footprint whilst also recognising its exceptional environmental and landscape context.

In adapting to the effects of climate change it is expected that proposals for development will demonstrate how sustainable development principles and sustainable construction methods, such as the use of sustainable drainage systems, will be incorporated.

The proposed development is minor and does not relate to the majority of this policy. However, the proposal will prevent the silage effluent entering water courses during spells of extreme weather by preventing rainwater from mixing with the silage.

The Applicant has used the available environmental grants which will help support his growing business, whilst also complying with Good Agricultural Land and Environmental Conditions (GAECs).

DMG 2 – Strategic Considerations

1. Development proposals in the principal settlements of Clitheroe, Longridge and Whalley and the tier 1 villages 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.

Within the tier 2 villages and outside the defined settlement areas development must meet at least one of the following considerations:

- 1. the development should be essential to the local economy or social well being of the area.*

2. the development is needed for the purposes of forestry or agriculture.

3. *the development is for local needs housing which meets an identified need and is secured as such.*

4. *the development is for small scale tourism or recreational developments appropriate to a rural area.*

5. *the development is for small-scale uses appropriate to a rural area where a local need or benefit can be demonstrated.*

6. *the development is compatible with the enterprise zone designation.*

Within the open countryside development will be required to be 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.

In protecting the designated area of outstanding natural beauty the council will have regard to the economic and social wellbeing of the area. However, the most important consideration in the assessment of any development proposals will be the protection, conservation and enhancement of the landscape and character of the area avoiding where possible habitat fragmentation.

Development will be required to be in keeping with the character of the landscape and acknowledge the special qualities of the area by virtue of its size, design, use of material, landscaping and siting.

The proposal complies with policy DMG 2 being required for agricultural purposes. The proposed development is in keeping with its surroundings being a typical agricultural structure. Further details are set out in the Design section later on in this report.

National Planning Policy

The NFFP is a material factor used in the determination of planning applications.

Paragraph 47 – Determining Applications

Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. Decisions on applications should be made as quickly as possible, and within statutory timescales unless a longer period has been agreed by the applicant in writing.

Paragraph 83 & 84 – Supporting a Prosperous Rural Economy

83. *Planning policies and decisions should enable:*

a) the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed new buildings;

b) the development and diversification of agricultural and other land-based rural businesses;

c) sustainable rural tourism and leisure developments which respect the character of the countryside; and

d) the retention and development of accessible local services and community facilities, such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship.

84. Planning policies and decisions should recognise that sites to meet local business and community needs in rural areas may have to be found adjacent to or beyond existing settlements, and in locations that are not well served by public transport. In these circumstances it will be important to ensure that development is sensitive to its surroundings, does not have an unacceptable impact on local roads and exploits any opportunities to make a location more sustainable (for example by improving the scope for access on foot, by cycling or by public transport). The use of previously developed land, and sites that are physically well-related to existing settlements, should be encouraged where suitable opportunities exist.

The proposed development complies with paragraphs 83 and 84 of the NPPF 2019. The NPPF is a more recent plan than Ribble Valley's Core Strategy and as such, more weight should be given to it.

The development will serve rural businesses beyond the Applicants own enterprise. This is through the Applicants employing local feed suppliers and agricultural engineers, to name a few.

The Court of Appeal judgement in Mansell v Tonbridge & Malling Borough Council [2017] held that the prospect of a General Permitted Development Class Q change of use was a material consideration when considering planning applications for new dwellings. The same should be applied for the erection of a new

roof over a silage clamp under Class A Part 6 Schedule 2 of the General Permitted Development Order.

5.0 Evaluation

The Need

The Applicant is looking to minimise their impact upon the environment by ensuring that rainwater does not mix with silage in the clamp and result in effluent running off into the soils and water courses. Furthermore, the roof will help protect and preserve the silage and stop it from rotting and becoming unsuitable for consumption.

Design

The steel portal frame structure is a common design of almost all modern agricultural structures nowadays. This will be fixed to the existing stanchions already located on the silage clamp.

Use

The existing silage clamp will maintain its use as a silage clamp.

Amount & Scale

The dimensions of the proposed agricultural roof structure is:-

Length	22.86m (75ft)
Width	13.716m (45ft)
Height to Eaves	Circa 6m (19.69ft)

Siting and Layout

The existing silage clamp is located to the south of the farmyard. Access to and from the clamp is already provided for.

Existing screening is already provided by hedgerows and trees located on the field boundaries to the south. A belt of woodland is located a couple of fields to the east. Furthermore the farmyard is situated at approximately 48 metres above sea level (below the surrounding properties). The building is a typical agricultural structure and as such is character appropriate to the landscape.

Landscaping

There are no sensitive receptors which would be harmed by this proposal as there is sufficient natural screening (trees and other buildings) provided within the Application Site therefore no additional landscape provisions are deemed necessary.

Access

The proposed agricultural structure will be accessed from the existing track and yard. There are no proposals to alter the existing access arrangements.

6.0 Conclusion

The proposed agricultural structure satisfies the relevant Policy which must be applied to determine this Application.

Under Local and National Planning Policy there is an exception in favour of new buildings which are for “**agriculture and forestry purposes**”.

The Applicant’s proposal is to construct a roof over the existing silage clamp. Therefore, the proposed structure will form the same use as the existing site and benefits from the existing access.

It is not considered this proposal would cause harm or have a negative impact on the character of the landscape due to the compatibility of the surrounding land uses (agricultural use).

This application satisfies criteria (b) under Paragraph 83 of the NPPF and within the Ribble Valleys Planning Policies.

The design of the structure is similar to almost all modern agricultural building structures.

The LPA should also consider the environmental benefits to the local economy as outlined earlier in this report.

It has been demonstrated in this planning statement that the proposed agricultural structure meets the relevant Policy which the Application must be determined against therefore the Application should be approved.

APPENDIX 1