

Stubbins Farm/Nook, Hothersall Lane, Hothersall, Longridge
PR3 2XB.

Erection of an agricultural store for equipment and animal
feed.

Planning Statement
JDTPL0306

July 2021

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1.0 INTRODUCTION

- 1.1 This application has been prepared by Judith Douglas Town Planning Ltd on behalf of the applicant Paul Morey.
- 1.2 The application should be read in conjunction with the following plans and documents:
- OS location plan
 - Agricultural Information Form
 - Photographs
 - 133-01 Site plan 1:200 plans and elevations 1:100

2 AGRICULTURAL JUSTIFICATION.

- 2.1 The land at Stubbins Farm comprises 3.8h of land. 2.11h is used for pasture and 0.75h is meadow. The farm does not presently have any storage buildings and relies on storing equipment outside or in a domestic garage. The applicants rely on the goodwill of neighbours to store hay. The farm machinery including a tractor is current stored outside. It will prolong the life of the equipment if it is kept undercover.
- 2.2 The building will also facilitate storage of maintenance equipment and chemicals. Having the ability to store materials to repair fencing etc will mean materials are to hand and available quickly in order to keep stock safe. The building will enable the hay produced on the farm and other feed to be stored on site. The building is required to assist in the efficient running of this agricultural enterprise. Please refer to the agricultural information form and photographs.

3 SITE DESCRIPTION

- 3.1 The site is within the open countryside approximately 1.75miles south-east of Longridge. Vehicle access is off Hothersall Lane along the existing access to the farm and land. A public footpath runs along the access to Stubbins Farm and passes to the north of the site of the proposed building. The public footpath is separated from the meadow by a hedge. Stubbins Farm comprises a dwelling and detached garage with annexe. There are similar small groups of buildings nearby along Hothersall Lane. The proposed agricultural building is to be positioned to the south-west of the house.

3.2 The area around the site is predominantly agricultural land. The land generally slopes down southwards toward the river Ribble. There are trees and groups of trees along water course and along field boundaries. Stubbins Wood which is approximately 185m to the south-west of the site is a biological heritage site. Site ID 63SW18.

3.3 The site and the surrounding area is within an area open countryside outside the Area of Outstanding Natural Beauty in the adopted Housing and Economic Development DPD proposals map (sheet 3). The site is in flood zone 1 least likely to flood.

4 PROPOSED DEVELOPMENT

4.1 It is proposed to erect an agricultural building with a footprint of 7m by 4m with a canopy projecting 1.2m. The building has a mono-pitched roof the ridge is 4m and the eaves are 2.05m. The building will be finished with vertical hit and miss larch timber cladding to the walls, the doors a steel frame with vertical timber cladding and the roof will be slate from an existing supply on site.

5 PLANNING HISTORY

5.1 There have been no previous planning applications at the site for agricultural development. All previous applications recorded on the Council's website relate to the dwelling at Stubbins Farm and they are not relevant to this application.

6 PLANNING POLICY

6.1 The Development Plan for this site is the Ribble Valley Core Strategy (adopted 2014) and the National Planning Policy Framework (NPPF) (2019).

NPPF (2019)

6.2 Section 6 Building a Strong Competitive Economy.

Core Strategy (2014)

6.3 The following policies are of relevance to the proposal. The policies of main relevance are in bold:

Key Statement DS1: Development Strategy
Key Statement DS2: Sustainable Development
Key Statement EN2: Landscape
Key Statement EN4: Biodiversity and Geodiversity

Policy DMG1: General Considerations
Policy DMG2: Strategic Considerations
Policy DME2: Landscape and Townscape Protection
Policy DMB1: Supporting Business Growth and the Local Economy

7 ASSESSMENT

7.1 The main issues are:

The principle of the development

Residential Amenity

Visual Amenity and Landscape

The principle of the development

7.2 Paragraph 83 of the NPPF supporting a prosperous rural economy encourages planning decisions to enable the sustainable growth and expansion of all types of businesses in rural areas. Key Statement EC1: Business and Employment Development supports development that strengthens the wider rural economy and Policy DMB1: Supporting business growth and the local economy similarly in principle supports proposals that support business growth and the local economy. Policy DMG2 is supportive of the principle of new development that is essential for the purposes of agricultural in areas of open countryside.

7.3 The proposed agricultural building will support the modest farming activities at Stubbins Farm by providing a building where farm equipment, machinery, hay and feed can be stored where it is to hand to be used on the land and for stock with ease as it is needed. It will enable the farming activities to be run more efficiently and provide secure undercover storage for expensive equipment which is currently stored outside and in a domestic garage.

Residential Amenity

7.4 Stubbins Farm is occupied by the applicant. The building is well away from any other residential properties for it not to raise an amenity issues for the occupants of these dwellings.

Visual Amenity and Landscape

- 7.5 The development proposed is a general-purpose building constructed out of timber and slate, materials which are commonly used in agricultural buildings in the area. The building is grouped with the other buildings at Stubbins Farm so that it will not appear out of place or isolated in the landscape. There are trees along the public footpath to the north of the site and others around Stubbins Farm which provide screening or a backdrop to the building from long range views across the landscape. The building is orientated so that the eaves face the public footpath. The building is partially screened from the footpath by the hedge. Given the agricultural need for the building, the siting of the building will not cause harm to the landscape. The proposal conforms to the requirements of Key Statement EN2 and policy DME2.
- 7.6 The field is used for meadow and only a small portion of it will be used to site the building. The area immediately around the site has been used for the outdoor storage of maintenance materials such as fence posts and reels of stock fencing mesh. The site is a sufficient distance between the site and Stubbins Wood for there to be no impact upon the biological heritage site. The development is unlikely to have any adverse effect on biodiversity. Surface water will be drained via a soakaway in the field. The proposal accords with the requirements of Key Statement EN4 and policies DME1 and DME3.

8 CONCLUSIONS

- 8.1 We have demonstrated that the proposed development is reasonably required for the purposes of agriculture and will assist in the efficient operation the agricultural enterprise at Stubbins Farm. The provision of a storage building allows essential equipment, hay, and feed to be stored on site. The indoor storage of equipment is a more secure than the current outdoor storage arrangement. We have demonstrated that the development fully accords with the requirements of the Council's Core Strategy and National Policy.

