



Suite 9
Grindleton Business Centre
The Spinney
Grindleton
Clitheroe
Lancashire
BB7 4DH

1 July 2021

Our Ref: Rig/973/2999/RCB

Tel: 01200 449700
www.ghaonline.co.uk
email: info@ghaonline.co.uk

Planning and Development Control
Ribble Valley Borough Council
Council Offices
Church Walk
Clitheroe
BB7 2RA

Dear Sir/Madam

Re: Our Client – Mr J Rigby, 1 Four Lane Ends, Clitheroe, BB7 1PR.
A Full Planning Application for the Erection of a Steel Portal Frame Agricultural Building on the Land off Moor Lane, West Bradford, Clitheroe

This letter accompanies a full planning application, as outlined above, which we have submitted online via the Planning Portal on behalf of our above-named client and has been allocated the Planning Portal reference numbers PP-09994500. We have nominated our client to pay £96 relating to the application fee and £28 relating to the service charge. This covering letter is accompanied by the planning application form, full plans and elevations of the proposed building, existing and proposed site plans, a location plan, maps of the agricultural land holding and a completed Ribble Valley Borough Council agricultural information form.

The application seeks full planning permission for the erection of a 6.13m (20ft) x 12.2m (40ft) steel portal frame agricultural building. The building will have an eaves height of 4.27m (14ft) and a ridge height of 5.09m (16ft 6inch). The building will be purpose built for its intended use being of modern agricultural design with precast concrete panels with timber boarding above to the roofline. The roof itself will be covered in green fibre cement sheets and have GRP rooflights (see submitted plans - Rig/973/2999/01).

The proposed building will be used for machinery storage and to house livestock. The proposed development is required to support the applicant's existing enterprise which comprises land totalling 3.9ha (9.6acres) on which he grazes around 40 sheep. The building will be used for the sheep enterprise and also the agricultural machinery associated with it. During the lambing period sheep will be housed in the building and then turned out once the weather is fit to do so.

The applicant also carries out hay making operations of; mowing, tedding, rowing up, baling and carting, the machinery needed to carry out these operations will be stored within this



building year-round. This will preserve their condition and value, as well as increase their longevity and reduce break down costs, saving time and money. The applicant will feed the hay he makes to his flock of sheep and any surplus could be sold to neighbouring farmers or equestrian people.

In terms of planning history at the site a search of RVBC's website has produced no result for the application site.

Local Planning Guidance

In the Council's Core Strategy 2008-2028 the site is designated as being within the Open Countryside and the Forest of Bowland AONB, however the Core Strategy does not contain any policies that are specifically relevant to agricultural development.

Ribble Valley Borough Council Core Strategy 2008-2028

The Council's Core Strategy document does not contain any policy specific to agricultural development, however there are several policies which are relevant in terms of development impact on landscape and economic development and we will comment on these below.

Key Statement DS2 – Presumption in Favour of Sustainable Development

Key Statement DS2 "presumption in favour of sustainable development" identifies that the Council when considering development proposals should take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. The policy clearly states that where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision the Council will grant permission unless material considerations indicate otherwise, taking into account whether: any adverse impact of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole; or specific policies in that framework indicate that development should be restricted. There are no such adverse impacts and no policies that indicate that the development should be restricted.

Key Statement EN2 – Landscape

Key statement EN2 identifies that "*as a principle the Council expect development to be in keeping with the character of the landscape, reflecting local distinctiveness, vernacular style, scale, style, features and building materials.*" We consider that the proposed development adequately addresses all these principles, providing an agricultural building which will be in keeping with the local area as the building is of a design similar to other modern agricultural buildings in the local area.

Key Statement EC1 - Business and Employment Development

Key Statement EC1 states that '*the expansion of existing business will where appropriate be considered favourably*'. This development will support the applicant's farming business and therefore should be supported.

Policy DMG1 - General Considerations

Policy DMG1 relates to all development and we consider that the proposed development conforms to the criteria of this policy that are relevant to it. The development is sympathetic to existing and proposed land uses in terms of its size, intensity and nature, as well as scale, massing, style, features and building materials.

There are no adverse traffic and car parking implications and there is a safe access. The amount of traffic to and from the site will not increase significantly as a result of the proposed development. There are no adverse environmental implications or adverse effect on public rights of way and the siting of the proposed development in relation to the existing buildings means that there will be limited adverse impact on the visual appearance of the surrounding area and on the landscape character.

We consider that the proposed development fully complies with the criteria of policy DMG1.

Policy DMG2 – Strategic Considerations

Within Tier 2 Villages and Outside the Settlement Boundary – “2. The development is needed for the purposes of forestry or agriculture.”

The proposed development complies as the proposed new buildings are solely required for agricultural purposes. The proposed agricultural building is of a design that other farms in the local area have and will not look out of place.

Policy DMG2 states that *regard should be had to the economic and social well-being of the AONB but that the most important consideration should be the impact of development on the landscape’s intrinsic value.* The proposed development is in an area characterised as ‘undulating lowland farmland with wooded brooks’ in the AONB Landscape Character Assessment. In terms of the siting of the proposed development, it would serve the functional requirements of the holding and there is no preferable alternative location within the holding on which the buildings could be sited to materially reduce their visual prominence in the landscape.

Policy DME2 – Landscape and Townscape Protection

This policy states that development proposals will be refused which significantly harm important landscape or landscape features. The proposed development will not harm any important landscape features or landscape and therefore is in keeping with the requirements of Policy DME2.

Policy DMB1 – Supporting Business Growth and the Local Economy

This policy states that *proposals that are intended to support business growth and local economy will be supported in principle. Development proposals will be determined in accordance with the Core Strategy and detailed policies of the LDF as appropriate.* This policy gives general support to the proposed development and we consider that the proposed

development is acceptable in terms of this policy. The applicant needs to expand their business and to keep up to date with modern day farming practises.

In assessing this proposal consideration should be given to the National Planning Policy Framework (NPPF) 2019 - paragraph 83 of NPPF supports a prosperous rural economy and states that all types of business and enterprises in rural areas should be supported and the development of rural businesses should be promoted.

The proposed development would assist in the continued development of the applicant's agricultural business. The applicant intends to continue to grow and expand his business in the years to come. I therefore consider that the proposed development satisfies all the relevant local and national planning policies as set out above. The proposed agricultural building will be sympathetic to its surroundings in terms of materials, scale and design, and would not have any significant adverse impact on the surrounding landscape. As such the proposal conforms to the relevant criterion.

I trust that we have submitted everything that you need for the application to be validated and determined but if you need anything please let me know. I also ask that if you need anything further or require any amendments for the application to be approved you give us the opportunity to address them prior to the determination of the application.

Yours faithfully

R.C. Black

Robert Black
Encl'
C.C. Mr J Rigby