

16th December 2021

Director of Economic Development & Planning
Ribble Valley Borough Council
Council Offices
Church Walk
Clitheroe BB7 2RA

Our ref: KNOW100

By email only

Dear Sir/Madam,

**APPLICATION FOR FULL PLANNING PERMISSION
EDISFORD BRIDGE FARM, EDISFORD ROAD, CLITHEROE BB7 3LJ**

We are pleased to submit the enclosed planning application on behalf of our client Mr J. Knowles for the *“Proposed change of use of joiner’s workshop to agricultural use and change of use of agricultural building to create a joiner’s workshop”* at Edisford Bridge Farm, Clitheroe.

The application has been submitted via the planning portal and consists of the following in addition to this supporting letter;

- Application Form and ownership certificates
- Drawing 7029_L00 Site Location Plan
- Drawing 7029_L01 Existing Site Plan
- Drawing 7029_L02 Proposed Site Plan
- Drawing 7029_L03 Existing Floorplan and Elevations
- Drawing 7029_L04 Proposed Floorplan and Elevations
- Drawing 7029_L05 Existing Floorplan and Elevations
- Drawing 7029_L06 Proposed Floorplan and Elevations

Site and surroundings

Edisford Bridge Farm is situated on the west side of the River Ribble beyond the settlement boundary of Clitheroe. It is an active agricultural enterprise with the majority of buildings on the site used in connection with the active farm. The southern and western parts of the farm contain a touring caravan site along with a reception building. The existing joinery workshop is located to the west of the existing vehicular access into the farm yard.

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.

Planning History

The planning history relevant to the proposal is set out below:

Application Reference	Description	Decision and Date
3/2017/0369	Retention of unauthorised construction and extension of a replacement building and unauthorised change of use to joinery workshop	Approved 05/06/2017
3/2018/0098	Detached building for agricultural storage	Approved 13/04/2018
3/2018/0099	Extension of existing agricultural building	Approved 13/04/2018
3/2019/1126	Change of use of joiners workshop to agricultural use and change of use and extension of agricultural building to create a joiner's workshop	Approved 24/04/2020
3/2020/0869	Construction of an agricultural storage building	Approved 30/11/2020

Proposed development

This planning application seeks to swap the uses of two buildings located within the Edisford Farm yard. The first building is a currently used as a joinery workshop with planning consent granted for that use under planning permission reference 3/2017/0369 in June 2017. However, since its inception the joinery business has expanded and now requires additional floorspace to enable further expansion of the business.

Initially the plan for expansion was to swap the joinery workshop from its existing building and move it to another existing agricultural building on site with the agricultural use being moved into the existing joinery workshop building. In addition, there was a proposal to extend that agricultural building to facilitate the expansion of the joinery workshop. These changes were approved under planning application 3/2019/1126 in April 2020 but were never implemented.

Therefore, the proposal now is to change the use of the existing agricultural building, approved under planning permission 3/2020/0869 in November 2020 to a joinery workshop as this building will provide the joinery workshop with the expanded floorspace it needs to facilitate the growth of the business. The agricultural use of the building will therefore move to the existing joinery workshop building.

Planning policy

Relevant policy is provided in the statutory development plan for Ribble Valley and in the National Planning Policy Framework and the Planning Practice Guidance which are important material considerations. The development plan comprises the Local Plan for Ribble Valley: Core Strategy 2008 - 2028 which was adopted on 16th December 2014, and the Housing and Economic Development DPD adopted on 15th October 2019.

The application site is located outside of the settlement boundary for Clitheroe. It is situated within the designated open countryside.

The following policies from the Core Strategy are considered relevant to this application:

- 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

Appraisal

Policy DMG2 of the Core Strategy allows development outside the defined settlement area where it is required for the purposes of forestry or agriculture or where the development is for small-scale uses appropriate to a rural area where a local need or benefit can be demonstrated.

In this instance the uses of both buildings are approved, the existing joinery workshop was approved in June 2017 and the existing agricultural building was approved in November 2020. The proposal is to swap the uses within each building around. This will enable the existing agricultural use to continue onsite and it will also allow the joinery workshop to continue its expanded operation within the existing agricultural building. As the uses of each of the buildings have previously been approved under planning applications it is considered that swapping the uses is acceptable and that the proposal is therefore in accordance with Policy DMG2 on the Ribble Valley Core Strategy.

Policy DMB1 of the Core Strategy is concerned with supporting business growth and the local economy. It identifies that the expansion of established firms on land outside settlements will be allowed provided it is essential to maintain the existing source of employment and can be assimilated within the local landscape. Given the proposed growth of the existing joinery workshop is proposed within an existing building on the same site the development can be assimilated within the local landscape and have no impact on it. On that basis the proposal is in accordance with Policy DMB1 of the Core Strategy.

In addition, as this planning application proposes no new built development and proposes a change of use only, the proposal will have no impact on the neighbouring listed buildings, local landscape or the local highway network. On that basis the proposed development is also in accordance with Policies DMG1, DME2 and DME4 of the Core Strategy.

Conclusion

This planning application seeks approval for the change of use of an existing joinery workshop to an agricultural building and the change of use of an existing agricultural building to a joinery workshop at Edisford Bridge Farm, Clitheroe. The change of use is proposed to enable the growth and expansion of the existing joinery workshop, currently located within an existing building on Edisford Farm, into a larger building on site.

The uses to be swapped between the two buildings have already been approved on the application site. No built development is proposed with this application and there are no impacts on local landscape, highway network or heritage assets.

I trust that everything is in order with the application and look forward to receiving confirmation that it has been validated in due course. Please do not hesitate to contact this office if you have any queries regarding the submission.

Yours sincerely

Mike Hughes MRTPI
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cc: Client