

STATEMENT IN SUPPORT OF PLANNING APPEAL AGAINST RIBBLE VALLEY BOROUGH COUNCIL'S REFUSAL OF PLANNING APPLICATION 3/2022/0650 TO DEMOLISH EXISTING BUILDING, REMOVAL OF STEEL FEED SILO, STEEL PORTACABIN, PORT-A-LOO AND BLOCKWORK BOUNDARY WALLS. PROPOSED ERCTION OF STONE BUILDING WITH WELSH SLATE ROOF, TO PROVIDE 4-BEDROOM HOLIDAY COTTAGE WITH PAVED AMENITY AREA, FARM OFFICE WITH STAFF WELFARE AND AMENITY FACILITIES, SECURE STORE WORKSHOPS, COVERED DISABLED PARKING, NEW STONE BOUNDARY WALLS AND PAVED AREA AT MILL HOUSE FARM, CHIPPING ROAD, CHAIGLEY, CLITHEROE, BB7 3LS.

INTRODUCTION

The appeal has been prepared to support the appeal against refusal for full planning consent to demolish the existing rendered brick and steel framed building with asbestos sheet roof described in delegated report reference application **3/2014/0826** by Ribble Valley Borough Council as “**not worthy of retention**” in an Area of Outstanding Natural Beauty.

The council approved its replacement with a larger steel framed portal building 40m x 18m x 5.5m (**application ref 3/2015/1037**), clad in timber and asbestos sheets in 2015, the consent was not implemented.

A change in farming policy in recent years requiring better welfare and amenity facilities for staff, secure stores for animal medicines, machinery and equipment, alongside mandatory animal record keeping has resulted in the building no longer being used for livestock, it is not secure for storage. The fabric has been damaged by storms; it does not meet building regulations it requires replacing. The council refused an application to improve the building fabric.

Consent was granted for a new sheep shed in 2021 (**application ref 3/2021/1063**), sited next to the large farming enterprise at Old Dairy Farm, the location was chosen so as not to be visible from the public realm.

The application proposes to demolish the building, ‘not worthy of retention’, and erect a traditional building in keeping with the area as determined in the Forest of Bowland AONB landscape character assessment, 30% smaller and in the same position 27.6m x 7.2 m building, 32m including covered parking.

The building is single storey with rooms in the roof space constructed with natural stone walls and pitched Welsh slate roof.

The applicant has operated his business from Mill House Farm for over 30 years, it is evident from the planning history that he has improved the visual appearance of the buildings over the past 20 years.

The farm is currently sustainable but needs to respond to the changing agricultural climate and loss of farming subsidies, recognised by the council policy which supports farm diversification including small scale tourist accommodation that will contribute to and strengthen the rural economy.

The building has two distinct functions:

1. Farm office, staff welfare facilities and secure storage for both machinery and equipment and animal medicines
2. A self-contained holiday cottage, the minor part of the proposed building

The farm operation is run by applicant, his partner would manage the holiday cottage.

The location is close to numerous established wedding venues, tourist attractions and villages all within the AONB.

PLANNING HISTORY

- 3/2013/0840** Change of use stone barn to 4-bedroom house - approved with conditions.
- 3/2014/0826** Change of use shippon to 4-bedroom detached house – refused.
- 3/2015/1037** Demolition shippon construction larger shippon with associated gates and fences - approved with conditions.
- 3/2016/0047** Demolition of single storey side extension and erection of two storey side extension to existing house - approved with conditions.
- 3/2016/0732** Discharge conditions 3/2016/0840 - approved with conditions.
- 3/2021/0843** Prior notification open sided sheep shed – refused.
- 3/2021/0966** Proposed open-sided portal frame building with enclosed machinery store. Agricultural determination - refused.
- 3/2021/1063** Single storey steel framed sheep shed with secure enclosed store for equipment at end with cladding for security - approved.
- 3/2022/0650** Demolition of existing building, removal steel feed silo, steel portacabin, portaloos, a blockwork boundary walls. Proposed erection of stone building with Welsh slate roof to provide 4-bedroom holiday cottage with paved amenity area, farm office with staff welfare and amenity facilities, secure store workshops, covered disabled parking, new stone boundary walls and paved area.

Summary of application 3/2022/0650

- Application recommended for approval by case officer, endorsed by supervisor.
- Conditions agreed in writing, draft consent provided and submitted to be signed off.
- Recommendation overruled by senior officer and informed would be refused.
- Refusal issued.
- Initially grounds stated were its impact on the character and significance of the AONB.
- The council actively encourages engagement to resolve issues during the planning process.
- We advised the footprint had been reduced by 30%, the ridge was lower than existing over the store and parking and adopted the style of traditional farm out-buildings with stone walls and slate roof.
- A plan was produced to show the reduction of the building mass, replacing a building they acknowledge as not worthy of retention.
- The office, stores and staff facilities are essential to meet statutory obligations and enable the applicant to remove the steel portacabin, plastic chemical toilet and steel silo from the AONB.

DESCRIPTION OF SITE AND SURROUNDING AREA

The site comprises a group of 3 buildings comprising a 2-storey house, barn converted to a dwelling (occupied by the applicant) and large industrial building formerly a poultry shed used for unsecure storage of equipment.

The group is set on a level yard cut into the hillside with a mixture of concrete block and natural stone boundary walls. Mature hedges and trees screen the group from the public realm.

The house and barn have random stone walls with natural Welsh slate roof.

The shed has rendered brick walls, asbestos roof, large areas of patent glazing with a raised ridge for ventilation, the gables are timber boarding. The building is inappropriate for the AONB, its proportions are not compatible with traditional farm architecture. It is long and wide, the pitch too low and constructed of inappropriate materials.

The site is accessed off Chipping Road with 2 cottages opposite the farm entrance and a substantial group of dwellings Chaigley Court to the north-east of the site.

The group setting is rural with a large agricultural complex Old Dairy Farm to the north where there are 2 houses within Old Dairy Farm, other private dwellings are close to the site.

The town of Clitheroe is approximately 3.25 miles to the east with access to a wide range of amenities and services.

Bashall Barn, Stonyhurst, Whalley, Beacon Fell, Pendle Hill and Ribchester are amongst some of the established attractions close to the site.

Surrounding the site is open countryside with a network of public footpaths, the country lanes are popular with walkers and cyclists the area provides access to outdoor pursuits and tourist attractions referenced in RVBC Tourism Strategy.

The fields surrounding the site are grazed by the applicant's sheep, the land rises at the rear to a commercial plantation.

Image below - Arial view of site and surrounding buildings



Image below - Site viewed from access road, existing house to left, converted barn centre, shed to right with feed silo.



Image below - Existing barn on right with silo on concrete plinth, screened by hedge from main road.



Image below - Viewed from field. Old Dairy Farm cattle sheds on left in bottom picture, site on right



Image below - Rear and side elevation from rear. Proposed building 3.1 m narrower rear 4.5m front, below field level.



DEVELOPMENT PLAN POLICY

The Development Plan for the application is the Ribble Valley Core Strategy and the National Planning Policy Framework

The policies relevant to the application are:

Ribble Valley Core Strategy

- Key Statement DS1 Development Strategy
- Key Statement DS2 Sustainable Development
- Key Statement EC3 Visitor Economy
- Key Statement EN2 Landscape
- Key Statement EN3 Sustainable Development and climate change
- Key Statement EN4 Biodiversity and Climate Change
- Policy DMG1 General Considerations
- Policy DMG2 Strategic Considerations
- Policy DMG3 Transport and Mobility
- Policy DME1 Protecting trees and woodlands
- Policy DME2 Landscape and Townscape Protection
- Policy DME3 Site and species protection.
- Policy DMB1 Supporting Business Growth and Local Economy
- Policy DMB3 Recreation and Tourism Development

EVALUATION

(i) Principle of Development

Strategy Statement EC3 relates to the visitor economy stating that proposals that *“contribute and strengthen the visitor economy of the Ribble Valley will be encouraged.”*

The proposed development would contribute to the tourist economy and accords with the policy EC3.

Policy DMB1 seeks to support business growth and the local economy, **Policy DMB3** relates specifically to recreation and tourism uses. Policy DMB3 requires new tourism development to be physically well related to an existing main settlement or required in conjunction with a particular countryside attraction. The proposal will support and strengthen the existing farm business by providing additional income through diversification.

The application site is physically well related to the existing group of buildings at Chaigley, it is close to Clitheroe, Whalley and Longridge and other small settlements. It is close to wedding venues including Gibbon Bridge, Hobbit Hill, Shireburn Arms, The Out Barn, Browsholme Tithe Barn, The Inn at Whitewell and Bashall Barn plus many other local attractions.

It is well positioned as a base for walking and cycling holidays in the Ribble Valley.

Policy DMB3 advises planning permission will be granted for development proposals which extend the range of tourism and visitor facilities subject to certain conditions, not limited to main settlements.

The cottage provides fully accessible disabled accommodation. It is located on a working farm and therefore provides the potential for working/experience farm holidays, and also can provide residential educational agricultural courses in association with agricultural colleges located nearby such as Myerscough College. The farm experience is not possible in a settlement.

This develops the existing farm business through diversification into tourism and education, in addition to enhancing the AONB by the removal a building not worthy of retention.

The poultry shed which is to be demolished is well related to the 2 existing dwellings on the farm, the 30% reduction in the footprint will enhance the visual amenity of the AONB.

Policy DMB3 stipulated in the AONB development is not large scale. It is not possible to be smaller than a single unit, thus compliant with the policy.

Notwithstanding the visual assessment of the proposal and other material considerations, the principle of the development for visitor/tourist purposes is largely in accordance with Key Statement EC3, DMG2 and Policy DMB3 of the adopted development plan.

(ii) Residential Amenity

The proposed cottage is located close to existing buildings but is considered to be a sufficient distance away to maintain a reasonable standard of amenity for both the occupants of the existing dwellings and holidaymakers.

(iii) Visual Appearance

The proposed building has been designed to be sensitive to the rural landscape. The palette of materials reflects the traditional farm buildings on site and the wider rural character of the area.

The building is simple in form and size and reflects the scale of traditional agricultural buildings.

Windows are narrow slots to replicate the ventilation slots in traditional farm buildings, views are controlled. The living area is located at the rear looking up the hill. It is not visible from the public highway or adjoining houses.

Parking is screened from general view.

A modest paved amenity area is provided at the rear of the site. The area is existing, cut into the hill screened from view outside of the site. Giving exceptional views up the fields to the plantation at the top of the hill.

(iv) Visual Amenity/Landscape

The site is in the Forest of Bowland AONB **Policy EN2** is engaged. It has been established by Ribble Valley Borough Council that the existing building is not worthy of retention and the steel office, plastic portable toilet and large steel silos detract from the rural landscape.

EN2 requires any development to contribute to the conservation of the natural beauty of the area. To ensure the AONB is conserved and enhanced. The unworthy building and prefabricated steel and asbestos structures will be removed and replaced with a building 30% smaller in the same position, in the local vernacular style, materials and form. The site will read as a traditional farm consisting of 3 stone buildings, farmhouse, barn and shippon/store, with stone farmyard walls uniting the group.

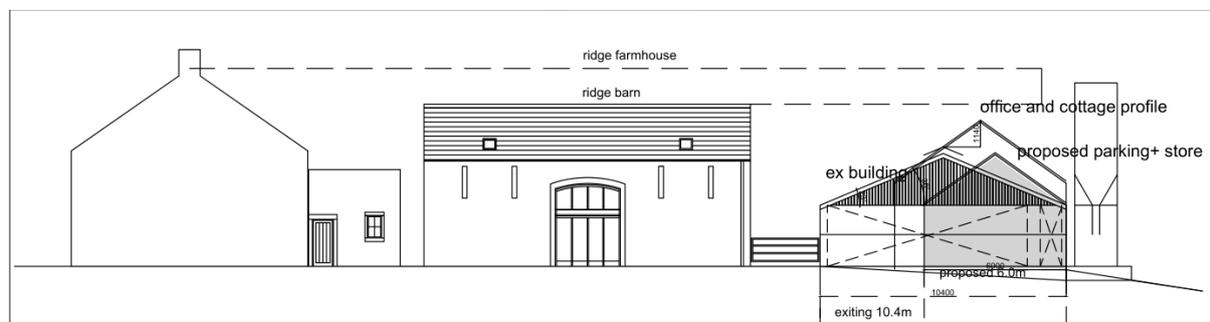
The landscape and character of the area will be improved and enhanced by the removal of the existing shed.

The positioning of the building replicates the existing grouping of the buildings on site and using the existing farm track for access. The footprint is 30% smaller than the existing building, 3.0-4.5 m narrower, reducing its mass in the landscape.

There is an established hedge on the right-hand side of the access road screening the building which provides excellent screening from the public realm.

The existing house screens the site from the south. The site is cut into the hill which screens site from the north. There is no public access to the plantation behind the site, from the field the building is cut into the hill and screened by the ground line.

The profile of the building is substantially reduced with the ridge lower than both the house and barn conversion. The cross section is smaller to than the existing shed. The cottage ridge is 1.1m higher not 1.5 as stated by the council, the store and car parking are the existing height, but 4.5m narrower.



Profile of proposed parking and store building is narrower and same height as existing building. will be visually smaller than existing.
cottage ridge 1.1m higher than existing shed
House and barn higher than proposed .
Silo cabin and wc will be removed.

Proposed building reduced profile to Chipping Road, rear section ridge 1.1m higher than existing shed. Eaves and ridge are lower than existing house and barn.

The building smaller, constructed in traditional materials reflects local scale and detailing. The proposed building will replace an unsightly shed and silo with a high-quality, well-designed building which will improve the visual qualities of Mill House Farm and the surrounding land, it **complies with Policy EN2, DMB3 and DME2**

Consideration is given to reflect the local distinctiveness are the materials; natural random stone, painted timber windows and natural blue slate roof with black gutters and down pipes, stone cills and heads to openings, the eaves are flush and the verges cement mortar.

Pitched roofs and natural stone walls reflect the existing buildings local style, distinctiveness, scale and features. It will enhance and improve the visual character of the group and will not be visually intrusive given its location and relationship to the existing buildings. The topography of the site being cut into the hillside reduces its mass, it is also screened by the existing house and barn.

The development is limited to the existing developed area and does not extend into the open countryside.

The enclosed paved area at the rear will be subject to appropriate conditions to ensure the extent of external works and associated paraphernalia to protect the visual amenity of the AONB.

The proposed building is single storey with rooms in the roof space for the cottage, farm office and staff facilities. The roof is lower over the secure store and covered parking. Natural stone walls to the perimeter of the existing farmyard the tie the building to the landscape.

The materials and details reflect the existing traditional buildings, it will complement the existing buildings and create a homogenous group in the landscape enhancing the visual amenity of the AONB. The design, materials and external appearance broadly aligns with **Policy EN2**.

Image below - Existing building in AONB



Image below - Typical farm outbuilding now used as tourist accommodation with materials, form and scale as application.



(v) Highways

Access to the site from Chipping Road is along the existing stoned track with a passing place at the midpoint. Visibility is good in both directions with the track is used by agricultural vehicles and 2 houses.

Lancashire County Council, acting as the Local Highway Authority, were consulted have no objection subject to a 3 parking spaces and a passing place being provided. There is already a passing place on the drive and 3 parking spaces are shown on the plans.

There are adequate visibility sight lines at the junction with Chipping Road, the proposal will have no impact on highway safety, capacity or amenity to the immediate vicinity of the site.

There are no public rights of way or footpaths on the site.

(vi) Protected Species/ecology

A bat survey was submitted with the application which stated there was no evidence of bats roosting in the building, and the building provided negligible potential for roosting.

The application proposes to incorporate bat and bird boxes as noted on the submitted plans.

The proposal meets the requirements of **policy DME3**.

(vii) Landscape and Townscape

The building is in the same position as the former poultry shed on the edge of the farmyard. There are no trees within the site. The application proposes removing a concrete base, portacabin and steel silo from the open field.

The removal of the above will improve and enhance the AONB and complies with **Policy DME2**.

(viii) Sustainable Development and Climate Change

Sustainable development has been defined as development that meets the needs of the present without compromising the ability of future generations to meet their own needs.

The council acknowledge the former poultry shed is not worthy of retention. It is impractical to improve physically and financially.

The applicant has lived and farmed the site for over 30 years and is required to improve the welfare and administrative facilities to meet statutory, legal and environmental obligations. Diversification is essential to provide supplementary income for the business in uncertain times and with loss of farm subsidies.

The proposed facilities are compliant with statutory and regulatory standards, thermally efficient and future proof being capable of future upgrades to the fabric.

The proposed development meets current needs and will enable the farm to operate in compliance with all legislation now and in the future. The applicant succeeded his father in running the farm, the applicant's son is set to succeed the applicant. The success of the working farm ensures the landscape of the AONB is maintained and protected.

The working farm and its buildings are sustainable and comply with **Policy EN3**.

PLANNING APPLICATION TIMELINE

1. Application submitted	08/07/2022
2. Registered	05/10/2022
3. Target decision 8 weeks officer decision	23/11/2022
4. Officers' recommendation for approval	15/05/2023

Sent: Wednesday, May 17, 2023 at 11:22 AM
From: "Will Hopcroft" <Will.Hopcroft@ribblevalley.gov.uk>
To: "eric smith" <eric.smith@consultant.com>
Subject: RE: RE: Planning Application Millhouse Farm 3/2022/0650

Hi Eric,

I hope you're well. The application has been written up, would you be amenable to agreeing to the following pre-commencement conditions.

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Condition: No development (excluding demolition and ground clearance) shall be commenced until details of a sustainable surface water drainage scheme has been submitted and approved in writing by the Local Planning Authority. The drainage scheme must satisfy the following hierarchy as outlined in National Planning Practice Guidance:

1. into the ground (infiltration);
2. to a surface water body;
3. to a surface water sewer, highway drain, or another drainage system;
4. to a combined sewer.

The scheme must also demonstrate that foul water will discharge separately to surface water.

The scheme shall be completed in accordance with the approved details prior to first occupation of the dwelling and retained thereafter for the lifetime of the development.

Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution.

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Condition: No development shall commence on the site until such time as a construction traffic management plan, including as a minimum details of the routing of construction traffic, wheel cleansing facilities, vehicle parking facilities, and a timetable for their provision, has been submitted to and approved in writing by the Local Planning Authority. The construction of the development shall thereafter be carried out in accordance with the approved details and timetable.

Reason: To reduce the possibility of deleterious material (mud, stones etc.) being deposited in the highway and becoming a hazard for road users, to ensure that construction traffic does not use unsatisfactory roads and lead to on-street parking problems in the area.

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Condition: Notwithstanding the submitted details, no development, including any site preparation, demolition, scrub/hedgerow clearance or tree works/removal shall commence or be undertaken on site until details of the provisions to be made for building dependent species of conservation concern, artificial bird nesting boxes and artificial bat roosting sites have been submitted to, and approved in writing by the Local Planning Authority.

For the avoidance of doubt the details shall identify the nature and type of the nesting boxes/artificial roosting sites and the locations(s) or wall and roof elevations into which the above provisions shall be incorporated.

The artificial bird/bat boxes shall be incorporated into the building during the construction stage of the development and made available for use before the building hereby approved is first brought into use and thereafter retained. The development shall be carried out in strict accordance with the approved details.

Reason: In the interests of biodiversity and to enhance nesting/roosting opportunities for species of conservation concern and to minimise/mitigate the potential impacts upon protected species resultant from the development.

--

Thanks,
Will

Will Hopcroft
Senior Planning Officer
Economic Development and Planning
Ribble Valley Borough Council

5. Recommendation endorsed by supervisor

From: eric smith <ericsmith@consultant.com>
Sent: Friday, April 28, 2023 10:44 AM
To: Will Hopcroft <Will.Hopcroft@ribblevalley.gov.uk>; david pennington <Davidpenningtonfarms@gmail.com>
Subject: Re: RE: Planning Application Millhouse Farm 3/2022/0650

External Email

This email originated from outside Ribble Valley Borough Council. Do **NOT** click links or open attachments unless you recognize it within this email is safe.

Good morning Will

As agreed in our telephone conversation I agree to extend the application date till 17th May 2023.

Good to hear there are no significant concerns and you have discussed application with your supervisor.

will not contact you before 17th, however feel free to e mail or phone if a further extension becomes necessary

appreciate pressure of workload and bank holidays have affected the process.

Thank you

6. Conditions accepted same day conditions were received - 17/05/2023

7. Draft consent provided (see pages 27-30)

8. Sent for signing off

9. Delay in issue of consent

10. Recommendation overruled

Sent: Monday, June 19, 2023 at 8:11 AM
From: "Will Hopcroft" <Will.Hopcroft@ribblevalley.gov.uk>
To: "eric smith" <ericsmith@consultant.com>
Subject: RE: RE: Planning Application Millhouse Farm 3/2022/0650

Morning Eric,

I hope you are well and apologies for the delay you have experienced. Unfortunately the application has been reviewed by additional senior colleagues, to which the conclusion was reached that the application is to be refused as a result of its impact on the character and significance of the AONB. I will write up the refusal report as soon as I can so you have a decision, and then you can obviously take it whichever way you please, whether that be through appeal or a resubmission.

Thanks,
Will

Will Hopcroft
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Ribble Valley
Borough Council

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11. Attempts to negotiate resolution, RVBC decline to engage
12. Request for officer's delegated report declined as it would assist in an appeal
13. Refusal notice issued 19/07/2023
14. Officers delegated report posted on planning website
15. Delegated report posted on Council site at variance with draft consent. Planning site states
Committee decision - no Committee on decision date and application not listed committee
agendas.

RESEARCH TO DEVELOPED BRIEF AND BUILDING DESIGN

References from Forest of Bowland Area of Outstanding Natural Beauty

www.forestofbowland.com

[Forest of Bowland AONB Landscape Character Assessment report](#)

[Forest of Bowland AONB Landscape Management Plan 2019 - 2024](#)

The purpose of AONB designation is to conserve and enhance the natural beauty of the area, whilst having regard to the social and economic needs of the landowners, farmers and communities. The AONB also has a responsibility to meet the demands for recreation and tourism, but only if it is consistent with protecting the natural beauty of the area. It is for this reason the AONB Partnership has developed the concept of sustainable tourism within the forest of Bowland. Tourism that is dependent upon the area's beauty, and which seeks to conserve and enhance the environment.

The AONB is a popular visitor destination for the surrounding urban settlements of Lancashire, Greater Manchester, Merseyside and West Yorkshire. Its relatively undiscovered character is highly valued and generates loyalty amongst local people, day visitors and increasingly staying visitors. It is the combination of open moorland, and the ever-changing geography along with lower lying river valleys that gives the area its character, and makes it a great destination for walkers, cyclist and wildlife enthusiasts. Walking is the main activity pursued in the area there are opportunities for mountain biking, horse riding, fishing, canoeing, gliding and paragliding.

The AONB Partnership has led the way in helping to develop sustainable tourism that takes account of current and future economic, social and environmental impacts.

Key characteristics from Forest of Bowland AONB Landscape Character Assessment for this area

- Traditional farm buildings recognizable in the landscape
- Dry stone walls and hedges create field patterns in the landscape
- Sheep grazing in open fields is the predominant land use.
- Individual farmsteads are located at the end of a farm track with buildings tightly grouped around the house. Constructed of natural stone walls and slate roofs.
- Sense of remoteness and tranquility with groups of buildings in the landscape.

Image below from FoB AONB - The buildings are human in scale use natural materials and sit easily in the landscape.



Cultural and historic land use

The hillside areas are set above the wooded valleys, and below the exposed summits of the open moors have a long history of land use and settlement. The comparatively small size of some land holdings results from the system of land inheritance whereby the land was divided equally between the sons. On good land this has created a landscape of scattered farmhouses in relatively close proximity. A large number of farmhouses are distinctive “laithe houses” which are part house, part stall/hay loft. This historic feature is the principal design generator for the building.

The land was traditionally farmed by families for generations broken into smaller holdings as explained above, it is an integral part of sustainable small-scale farming. To maintain the character AONB it is crucial to support local farming families who use traditional field patterns and buildings. Their families have farmed sustainably and protected the landscape for hundreds of years.

Reduced farm payments make small scale farming increasingly unviable, and farmers are leaving the land. This problem is recognised in the AONB Management plan and economic strategy which encourages diversification to supplement agricultural income.

In larger commercial operations the animals do not graze the fields but are fed silage in the buildings. The silage is stored outside in black plastic wrapping.

To efficiently produce the silage boundary walls have been removed and natural grass replaced with commercial grass mixture, chemicals are used to fertilise the land.

Image below - an example of modern farm buildings in the AONB with the animals are kept inside the buildings. These buildings are next to Mill House Farm.



RELEVANT APPLICATIONS APPROVED BY RIBBLE VALLEY BOROUGH COUNCIL

Prior to developing the planning application research of approved schemes for farm offices and tourism accommodation was undertaken. They would be subject to the same policies and restrictions.

[3/2022/0720](#) New livestock and workshop building and associated operational development

[3/2021/0495](#) Demolish existing building construct 2 no holiday cottages.

[3/2020/1008](#) Construction 2 holiday cottages (further supporting information page 32-34)

[3/2019/0534](#) New build Farm office, workshop and store

[3/2019/0425](#) Convert former stables to holiday cottage

[3/2014/0425](#) Convert redundant farm building into 1 dwelling

SUMMARY

The planning application was refused on 19th July 2023 stating *“by further domestication and increased erosion of the existing agricultural character would significantly visually compromise and undermine the inherent character of the immediate and wider landscape, resulting in a suburbanising visual effect on AONB landscape and as such is considered to be in direct conflict of **Key Statements EN2 and Policies DMG1 and DMB3** of the Ribble Valley Core Strategy in that the proposal would result in significant detrimental impacts upon the character and visual amenities of the forest of Bowland AONB and that of the immediate area.”* Principle of Development

Policy DMG2 of the Core Strategy permits development outside settlements where it is required for the purpose of forestry or agriculture.

The application relates to an agricultural building to provide farm office, secure medicine store, tool store, staff kitchen, dining area, changing room with drying cabinet toilet and shower to be used in the daily operation of the working sheep operations at Mill House Farm. Additionally, within the building a holiday cottage is proposed for farm diversification.

There are 9000 sheep annually on 426 hectares,1052 acres. Considering the size of the land and agricultural functions, the proposed building is reasonably required for the purpose of agriculture and is in accordance with **Policy DMG2** of the Ribble Valley Core Strategy. The proposed building is 30% smaller than the redundant poultry shed it will replace.

The poultry shed is an industrial building with asbestos sheet roofing and extensive patent glazing unsuitable for an AONB. The proposed replacement by virtue of its reduced size, use of traditional materials and detailing will complement the existing buildings and create a homogenous group in the landscape. Enhancing the visual amenity of the AONB. The design, materials details and external appearance broadly aligns with **Policy EN2**.

The National Planning Policy Statement has a presumption in favour of sustainable development.

The applicant succeeded his father and has operated at Mill House for over 30 years, his son will succeed the applicant: the business is clearly sustainable.

The building is essential to the efficient and legal working methods of the farming operation.

Policy DMB1 Supports Business Growth, the application aligns with DMB1.

Policy EC1 Business and Economic Development states *“Developments that contribute to farm diversification strengthening the wider rural and village economies or that promote town centre vitality will be supported in principle.”* Application aligns with EC1.

The site is not within a defined settlement. Core strategy Policy DMG2 requires development outside defined settlement areas to meet at least 1 of 6 considerations.

The proposal meets more than 1 of 6 considerations which are listed below:

1. The proposal must not conflict with other policies of the plan
Submission complies with relevant policies.
2. The proposal should be well related to the existing highway network. It should not additionally create traffic movements of a scale and type likely to cause undue problems or disturbance. Where possible the proposal should be well related to the public transport network.
No objections, the proposal includes fully accessible ground floor accommodation.

3. The site should be large enough to accommodate the necessary car parking, service areas and appropriate landscape areas.

Site can accommodate building, 30% smaller than building it will replace.

4. The proposal must take into account any nature conservation impacts using suitable survey information and where possible incorporate any important existing associations within the development. Failing to do this adequate mitigation will be sought.

Survey confirms no conservation impacts.

New bird and bat boxes will improve nature habitat.

5. The development should not undermine the character, quality or visual amenities of the plan area by virtue of its scale, siting materials or design.

Removal of unworthy building and silo will improve visual amenity of AONB.

Proposed building 30% smaller than existing, appropriate character, materials and design.

The design successfully reflects the nature of the traditional stone buildings of Mill House Farm and the surrounding area. It enhances and improves the surrounding landscape through its reduction in size, siting and use of traditional materials and details. This achieves a design which is sympathetic to the existing landscape character and traditional built form in accordance with **Policy DMG1** of the Ribble Valley Core Strategy. The proposed buildings appearance is appropriate to its surroundings, and size proportionate to its proposed use.

The siting of the proposed building is logical and appropriate within the existing enclosed farmyard. It is located in the same position as the redundant poultry shed on the northern boundary of the farmyard. As a result, the building will effectively screen all activities from view, this in combination with the topography reduces the visual impact of the development in the AONB.

The removal of the unworthy building, steel container, feed silo and concrete base will improve and enhance the visual amenity of the landscape.

The proposal must be physically related to an existing main settlement or village or to an existing group of buildings, except where the proposed facilities are required in conjunction with a particular countryside attraction and there are no suitable existing buildings or development sites available.

The proposal is for an agricultural building on a working farm including a holiday cottage to provide diversification and promote tourism within the forest of Bowland.

Working farms are not located in main settlements, the proposal is within an existing group of buildings.

The site is outside a main settlement but physically and visually connected to the other building on site. The immediate area is not devoid of built development with cottages, Chaigley Court and several houses in close proximity. The area of Chaigley is well settled.

The proposal will be read as a group of farm buildings in a walled farmyard, appropriate in the countryside location. The built form, scale and materials are sympathetic to the AONB.

The proposal meets more than 1 consideration and therefore meets Policy DMG 2.

RECREATION AND TOURISM DEVELOPMENT

Policy EC3 relates specifically to the visitor economy stating that proposals that contribute to and strengthen the visitor economy of the Ribble Valley will be encouraged. The proposed holiday cottage would contribute to the tourism economy and accords with the intentions of Policy EC3.

Policy EC1 Business and Employment Development states *“Developments that contribute to farm diversification, strengthening the wider rural and village economies or that promote town centre vitality and vitality will be supported in principle”*.

The proposal brings public benefits through a wider range of visitor facilities which will contribute to the tourism and economic development of the borough as mentioned in their latest Economic Development Strategy.

The proposal complies with Policies DMG 1, DMG 2DMB3, EC1 and EC3.

Further considerations

Tourist rentals, Airbnb and second homes are creating a housing crisis in popular tourist hotspots. Driving up rents and reducing availability of rental accommodation in smaller towns and villages for all age groups, Single people, couples, families with children and older people.

Holiday accommodation outside defined settlements with time limited occupancy will:

- Promote rural economy and simultaneously release rental accommodation in settlements
- Relieve the pressure for new build housing
- Diversify and strengthen the rural economy
- Create employment and support agricultural the agricultural economy

DOMESTICATION AND SUBURBANISATION

The application is for an agricultural building in connection with the applicant’s working sheep business, with a single holiday let for farm diversity. The design **successfully** reflects the character of the traditional stone buildings of the farm and surrounding traditional buildings. It is not domestic there are no gardens or domestic paraphernalia.

The small hard paved area at the rear of the building is sunken into the hillside and not visible from the AONB. It will not have any visual effect on the landscape.

The existing buildings and topography of the land screen the amenity area from view.

The applicant agreed the planning conditions which ensured it could only be short term holiday accommodation and farm office. There will be no play equipment or washing lines. The cottage has a utility room which includes a drying cabinet.

The external amenity space has been minimalised to ensure it has no impact upon the visual amenity and pattern of land use in AONB.



Images above - Amenity space below level of field at rear/ side, topography screens area from external view



Images above - Existing buildings screen from view, amenity space at rear of proposed building not visible. Windows in proposed building slots as barn.

Proposed building is lower than both existing buildings.

SUSTAINABILITY

The purpose of the planning system is to contribute to the achievement of sustainable development.

Achieving sustainable development the planning system has 3 overarching objectives, which are interdependent and need to be pursued in mutually supportive ways.

1. ECONOMIC

Help build a strong, responsive competitive economy, by ensuring sufficient land of the right type is available in the right place to support growth, innovation and improve productivity.

2. SOCIAL

To support strong vibrant and healthy communities to meet the need of present and future generations by fostering well designed accessible spaces which reflect current and future needs and well-being.

3. ENVIRONMENT

To protect and enhance natural and built environment, including making effective use of land, improving biodiversity, using natural resources prudently, minimalizing waste and pollution. Mitigating and adapting to climate change, moving to a low carbon economy, including electric car charging.

The application aligns with all the above principles.

- The proposed building makes efficient use of land on the farm, effectively it is a brown field site. It is in the right location and essential to support the growth and productivity of the farm.
- The holiday let is innovative farm diversification.
- The building meets the present and future needs of the farm and tourist economy of the Ribble Valley.
- Removing the redundant poultry shed and replacement with traditional stone building will enhance the AONB.

ENVIROMENTAL IMPROVEMENTS

The conditions agreed in the draft consent included SUDs drainage system and foul drainage connected to the site foul drainage system therefore replacing the chemical toilet and surface water discharging onto the ground.

New bird and bat boxes are installed, and concrete block walls are replaced with stone walling.

VISUAL AMENITY/LANDSCAPE

Given the proposal is located within the Forest of Bowland AONB **Key Statement EN2** is engaged. EN2 requires that ‘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 AONB will be protected and conserved and wherever possible enhanced’ with the requirements of EN2 further stipulating that ‘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.’

In this respect, consideration must therefore be given to the proposal and as to whether it reflects local distinctiveness, vernacular style, scale, style, features and building materials. Further consideration must also be given in respect of the likely visual impacts of the proposal and as to whether such impacts are likely to result in detriment to the character or visual amenities of the protected AONB landscape.

The proposed unit including farm office, secure store and staff facilities plus a cottage providing 4-bedroom accommodation for tourism is located to the North of the existing group of buildings and in long distance views, particularly from the road, they will be viewed against the backdrop of the existing buildings and steeply rising land behind.

In terms of design and materials, the proposed building has a pitched roof constructed using slate and stone walls. In this respect the design, external appearance and materiality of the structures would broadly align with the criterion of Key Statement EN2 in respect of ‘reflecting local distinctiveness, vernacular style, scale, style, features and building materials. Although one feature of the timber recessed balcony is not typical of traditional buildings in the AONB. However, the materials scale and location of the buildings is such that they will not be an over dominant feature and it is not considered would have a materially different impact on the landscape than the poultry shed which is to be removed.

The building is lower than the buildings to the south. The use of natural materials is considered appropriate to a rural area, they will not be visually intrusive given their location and relationship to other buildings and natural topography. As such it is considered that the landscape character of the AONB will be maintained.

It should also be considered that the proposal brings public benefits through a wider range of visitor facilities which will contribute to tourism and Economic development in the borough.

The building is also essential to the efficient, secure and legal working of the farm.

The image below, also in the Forest of Bowland AONB at Hurst Green, demonstrates traditional building on a working farm with stone walls under a slate roof. The height reflects function; machinery store being single storey with doors for security and the roof steps up with buildings function, simple doors and window openings. Note - store set back from higher section and differing ridge heights as in application.



There is no substance to the council's statement that the proposal is "*further domestication and increased erosion of the existing agricultural character.*" The opposite is true, it removes an industrial shed and replaces it with traditional farm architecture.

RURAL CRIME

The existing equipment store is not secure, being accessible 24hrs a day. The farm building is unsupervised when applicant is working on land away from the site.



Rural crime is prevalent in the area with a few examples shown below.



The Ribble Valley rural taskforce are investigating a burglary that took place in the early hours of this morning, where a quad bike was stolen. The quad bike was stolen from Bashall Eaves at approximately 3:25am. From here it has travelled through Clitheroe Town Centre, over the Nick of Pendle and eventually into Padiham. If you see this quad bike or have any information on its whereabouts, please give the police a call. The log reference number is LC-20230710-0167. If you have any CCTV of the quad, or any vehicles that may have been to commit the crime, please email 5626@lancashire.police.uk. Thanks.



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On the evening of Monday 19th June we received a report of a theft in progress at a business premises in Longridge, where a trailer and digger were stolen. Various police resources responded to the report. Ribble Valley rural taskforce have caught up with a van, with a trailer and digger in tow. A number of people fled the scene but two people have been arrested and are currently in custody. The trailer and digger will be returned to the victim in the next day or two.



397 32 comments 24 shares
Like Comment Share



In the early hours of Monday 3rd January 2022 this Quad bike, along with other items of property, was stolen from a rural part of Sawley in Clitheroe during a break in to a garage property. The quad is a Yamaha Grizzly model, dark green colour, and quite distinctive in that it has a custom light bar fitted to the front (As per the night-time image) and also a fitting bracket on the underside of the front end which is for a snow plough attachment to be fitted. Feel free to share this post far and wide and make this quad to hot to handle. May we take this opportunity to remind everyone to remain vigilant and report any suspicious activity. If anyone has any information relating to the theft or possible whereabouts of this stolen quad bike then please email 3314@lancashire.police.uk quoting reference: LC-20220103-0353 or anonymously via Crimestoppers



CASE FOR APPELLANT

The application was considered by the planning department and recommended for approval by the case officer, the decision was reviewed by the officer's supervisor and endorsed. Relevant conditions were agreed, and the draft decision notice below issued.

The preparation of the appeal has been impeded by the Council's refusal to release the original delegated report which supported approval, on the ground it would aid any appeal against the Council's decision.

REASON FOR REFUSAL

The proposal by virtue of the further domestication and increased erosion of existing agricultural character would significantly compromise and undermine the inherent character of the immediate and wider landscape, resulting in a suburbanising visual effect on AONB landscape and as such is considered to be in direct conflict with Key statement EN2 and policies DMG1 and DMB3 of the Ribble Valley Core strategy in that the proposal would result in significant detrimental impacts upon the character and visual amenities of the Forest of Bowland AONB and that of the immediate area.

GROUND FOR APPEAL

We consider the Council has acted unreasonably and the decision should be overturned on the following grounds;

1. Overruling the officer's recommendation.
2. Not fully considering application.
3. Withholding relevant reports from the appellant.
4. Ignoring relevant National and local policies and previous reports on the existing building.
5. The decision damages the character of the AONB and damages the environment.

Further information below

1. Overruling officers' recommendation

The application was recommended for approval with conditions which ensured the building could only be used in conjunction the applicants working farm and protected the inherent character of the AONB, by the use of natural materials, form, scale and details. The officer considered all relevant National and local policies in making his recommendation.

2. Not fully considering the application.

The application is for an agricultural building on a working farm. There is no domestication or erosion of the agricultural character by the removal a unworthy building and replacement by a smaller building in the local vernacular which will ensure the farm operates legally and efficiently to sustain a family business of 30 years and contribute to the local economy. The council failed to acknowledge the building is reasonably required for the purpose of agriculture. Committee decision, not informed of meeting and given opportunity to be presented to committee.

3. Withholding reports relevant to the application

The application was considered by the case officer, conditions were proposed and accepted in writing and the draft consent issued.

To support the positive recommendation, a delegated report would have been produced and the report and recommendation then endorsed by senior officers.

The delegated report posted on the planning site does not match with the draft approval. It is not reasonable for the planning department to withhold documents because the contents may be compromising.

4. Ignoring relevant policies and previous planning reports

- Application complies with all relevant policies as detailed previously and aligns with National policies.
- Ribble Valley Borough Council stated the existing building is unworthy of retention and distracts from the AONB.
- Building supports and strengthens existing agricultural business.
- Enables farm diversification through tourism.
- Aligns Ribble Valley Borough Council Draft Economic plan and supports Council's economic objectives.
- Supports skills development
- Business support
- Tourism and recreation
- Policy DMG2 states development needed for the purpose of agriculture is considered acceptable in principle within tier 2 villages and outside the defined settlement boundaries.
- The development to be in keeping with the character of the landscape, reflecting local distinctiveness, vernacular style, scale, style, features and building materials - align policy DMG1

5. Refusal damages AONB and natural environment

- The removal of the concrete base, steel portable office and feed silo would improve the visual amenity of the AONB and conserve the landscape.
- The buildings are not connected to any drainage system so rainwater discharges directly onto the ground.
- The application includes separate fould drainage and SUDS surface water, to prevent flooding and pollution.
- Environmental improvements include reduced carbon footprint of building, renewable energy installation, bird and bat boxes.
- Stone walls will replace concrete boundary walls.

CONCLUSION

The site should be considered as a brownfield development opportunity that performs well against identified sustainable development objectives identified in NPPF and local policies. It makes the most effective use of land by the reuse of previously developed land.

The proposed agricultural building is a smaller replacement in the same position to enable the existing farm to work legally and efficiently, reducing its carbon footprint and improving and enhancing the AONB.

The proposed development has been informed by and is sympathetic to, local character, vernacular style and demonstrates due regard to the working farms' relationship with the AONB. It is appropriate development and does not have a significant effect on neighbours, the environment, landscape character or highway safety.

There were no objections to the application with the planning officer recommending approval with all conditions agreed.

The Council's reason for refusal cannot be justified and we respectfully request the Inspector allows the appeal and grant planning permission.

APPENDICES

DRAFT CONSENT ISSUED AFTER CONDITIONS AGREED

RIBBLE VALLEY BOROUGH COUNCIL

Department of Development

Council Offices, Church Walk, Clitheroe, Lancashire, BB7 2RA

Telephone: 01200 425111 www.ribblevalley.gov.uk planning@ribblevalley.gov.uk

Town and Country Planning Act 1990

APPLICATION NO: 3/2022/0650

APPLICANT:

Mr D Pennington
Mill House
Chipping Road
Chaigley
Clitheroe
BB7 3LS

AGENT:

Mr E Smith
E P Smith
218 Lumb Lane
Audenshaw
Manchester
M34 5RX

**DEVELOPMENT
PROPOSED:**

Demolition of existing building, removal of steel feed silo, steel portacabin, portaloo and blockwork boundary walls. Proposed erection of stone building with welsh slate roof to provide four-bedroom holiday cottage with paved amenity area, farm office with staff welfare facilities, secure store workshops, covered disabled parking space, new stone boundary walls and paved area.

AT: Mill House Chipping Road Chaigley BB7 3LS

1. The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason: Required to be imposed by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. Unless explicitly required by condition within this consent, the development hereby permitted shall be carried out in complete accordance with the proposals as detailed on drawings:

- Block Plan Dwg no 446/3
- Proposed elevations and section Dwg no 446/7A
- Floor plans Dwg no 446/8

Reason: For the avoidance of doubt and to clarify which plans are relevant to the consent.

3. The materials to be used on the external surfaces of the development as indicated on Proposed Plan: Proposed elevations and section Dwg no 446/7A shall be implemented as indicated unless otherwise agreed in writing by the Local planning Authority.

Reason: In order that the Local Planning Authority may ensure that the materials to be used are appropriate to the locality in accordance with Policy DMG1 of the Ribble Valley Core Strategy.

4. No development (excluding demolition and ground clearance) shall be commenced until details of a sustainable surface water drainage scheme has been submitted and approved in writing by the Local Planning Authority. The drainage scheme must satisfy the following hierarchy as outlined in National Planning Practice Guidance:

1. into the ground (infiltration);
2. to a surface water body;
3. to a surface water sewer, highway drain, or another drainage system;
4. to a combined sewer.

The scheme must also demonstrate that foul water will discharge separately to surface water.

The scheme shall be completed in accordance with the approved details prior to first occupation of the dwelling and retained thereafter for the lifetime of the development.

Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution.

5. The holiday accommodation hereby approved shall be restricted to short-term holiday purposes only and shall not be occupied by any persons for a continuous period exceeding 28 days in any calendar year or as permanent residential accommodation or as a person's main place of residence.

The owners/operators of the site/accommodation shall maintain an up-to-date register of the names of all owners/occupiers of the individual units of accommodation, and of their main home addresses, and shall make this information available, on request, to the Local Planning Authority.

Reason: To prevent the permanent residential occupation of the buildings(s) in a location where new residential development is unacceptable in principle and to define the scope of the permission hereby approved.

6. Notwithstanding the details shown upon the approved plans, the proposed roof lights shall be of the Conservation Type, recessed with a flush fitting, details of which shall be submitted to and approved in writing by the Local Planning Authority prior to installation. The development shall be carried out in strict accordance with the approved details.

Reason: In order that the Local Planning Authority may ensure that the detailed design of the proposal does not undermine the character and appearance of the area and to ensure that the proposed roof-lights to be installed respond positively to the inherent character of the existing building.

7. Prior to their installation details of a scheme for any external building or ground mounted lighting/illumination, shall have been submitted to and approved in writing by the local planning authority. For the avoidance of doubt the submitted details shall include luminance levels and demonstrate how any proposed external lighting has been designed and located to avoid excessive light spill/pollution and shall include details to demonstrate how artificial illumination of important wildlife habitats is minimized/mitigated. The lighting schemes(s) be implemented in accordance with the approved details.

Reason: To enable the Local Planning Authority to exercise control over development which could prove materially harmful the character and visual amenities of the immediate area and to minimise/mitigate the potential impacts upon protected species resultant from the development.

8. No development shall commence on the site until such time as a construction traffic management plan, including as a minimum details of the routing of construction traffic, wheel cleansing facilities, vehicle parking facilities, and a timetable for their provision, has been submitted to and approved in writing by the Local Planning Authority. The construction of the development shall thereafter be carried out in accordance with the approved details and timetable.

Reason: To reduce the possibility of deleterious material (mud, stones etc.) being deposited in the highway and becoming a hazard for road users, to ensure that construction traffic does not use unsatisfactory roads and lead to on-street parking problems in the area.

9. The development hereby permitted shall not be occupied until such time as the parking and turning facilities have been implemented in accordance with Eric Smith drawing number 446/6B. Thereafter the onsite parking provision shall be so maintained in perpetuity.

Reason: To ensure that adequate off-street parking provision is made to reduce the possibility of the proposed development leading to on-street parking problems locally and to enable vehicles to enter and leave the site in a forward direction in the interests of highway safety and in accordance with the National Planning Policy Framework (2021).

Notwithstanding the submitted details, no development, including any site preparation, demolition, scrub/hedgerow clearance or tree works/removal shall commence or be undertaken on site until details of the provisions to be made for building dependent species of conservation concern, artificial bird nesting boxes and artificial bat roosting sites have been submitted to, and approved in writing by the Local Planning Authority.

For the avoidance of doubt the details shall identify the nature and type of the nesting boxes/artificial roosting sites and the location(s) or wall and roof elevations into which the above provisions shall be incorporated.

The artificial bird/bat boxes shall be incorporated into the building during the construction stage of the development and made available for use before the building hereby approved is first brought into use and thereafter retained. The development shall be carried out in strict accordance with the approved details.

Reason: In the interests of biodiversity and to enhance nesting/roosting opportunities for species of conservation concern and to minimize/mitigate the potential impacts upon protected species resultant from the development.

The farm office and store hereby permitted shall be used for agricultural purposes only (as defined in Section 336(1) of the Town and Country Planning Act 1990).

Reason: To ensure that the building is used solely for agricultural purposes connected with the working of the holding.

20th June 2023

Mr W Hopcroft
Planning Department
Ribble Valley Borough Council
Council Offices
Clitheroe
Lancashire

Dear Sirs

Planning Application 3/2022/0650 Mill House Chipping Chaigley BB7 3LS

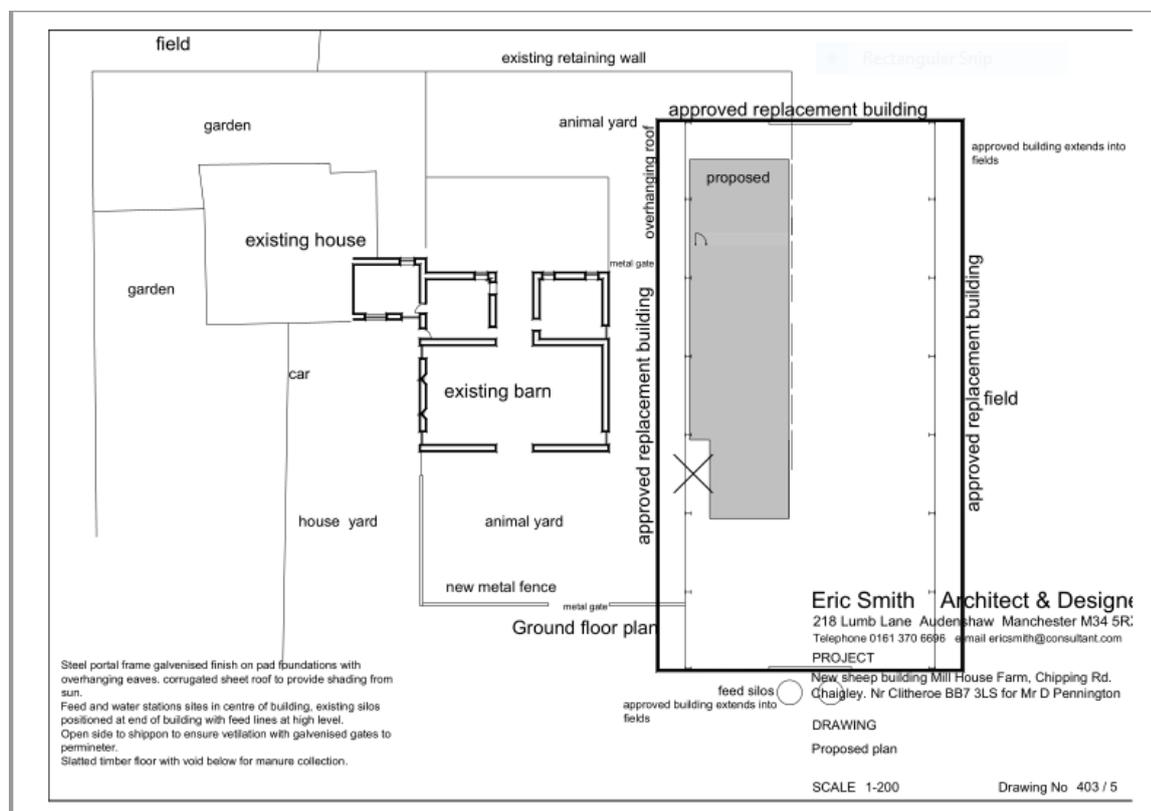
We wish to record our disappointment at the contents of the email received yesterday particularly after your email of 17th May requesting out agreement to conditions to be imposed on the planning consent.

We wish to confirm our various conversations confirming the building footprint would be reduced by 30% increasing the space between the buildings, the large silo and concrete base in the field would be removed from the area of outstanding natural beauty.

The gables are on the same line as the existing building, as is the boundary to the open fields.

The removal of the porta-cabin silo and removal of a poor-quality building can only improve the area of natural beauty, the reduction of the gables fronting the field reduces the building when viewed from the surrounding countryside.

We confirm our request of your report because it will not be posted on the council site and attach a drawing showing how the proposal will enhance the openness of the AONB.



RESEARCH FOR DIVERSIFICATION APPROVED BY COUNCIL BEFORE SUBMITTING APPLICATION

[APPLICATION 3/2020/1008 - LAND AT RAKEFOOT FARM THORNLEY ROAD, CHAIGLEY, NEAR CLITHEROE](#)

Demolition of farm building and erection of 2 single storey holiday let units with associated parking, access and amenity areas.

The site is a former farmstead located along a single-track access over 400m from Thornley Road and is surrounded by open land in the Forest of Bowland AONB. There is a cluster of buildings, formerly a farm, which have been converted into dwellings.

The site of the proposed holiday let is currently a dilapidated agricultural building isolated from the group on sloping ground which rises from the road, on steeply sloping ground, to the wooded hillside at the rear.



Images of Rakesfoot, site is exposed, isolated in the landscape. Not part of group, or within walled farmyard. Not screened by hedges or topography from view.

Map image below shows this application site (*left*) is in close proximity to the appeal site (*right*), less than 3km, and within the AONB. It is more exposed, further from the road, has no agricultural context.



Extracts from RVBC Delegated Report

The proposal is for 2 single storey cottages providing 4-bedroom accommodation for families, they are located to the North of the existing group and in long distance views, particularly from the road will be viewed against the backdrop of the existing buildings and the steeply rising land behind.

Observations/Consideration of Matters Raised/Conclusion:

The proposal is considered to be a small-scale tourism development appropriate to a rural area and the landscape character of the AONB and as such accords with the Core Strategy for the Ribble Valley and other material planning considerations. It is therefore recommended accordingly.

In terms of design and materials, the proposed units are pitched roof cottages constructed using a mixture of stone and timber with slate roof. In this respect the design, external appearance and materiality of the structures would broadly align with the criterion of Key Statement EN2 in respect of 'reflecting local distinctiveness, vernacular style, scale, style, features and building materials.

Although some of the features such as timber verandas are not typical of traditional buildings in the AONB. **However, the materials scale and location of the buildings is such that they will not be an over dominant feature and it is not considered that they would have a materially different impact on the landscape than the cattle shed which is to be removed,** they will sit lower than the buildings to the south. The use of natural materials is considered appropriate to a rural area, and they will not be visually intrusive given their location and relationship to other buildings and natural topography. As such it is considered that the landscape character of the AONB will be maintained.

Policy DMB3 further advises that planning permission will be granted for development proposals that extend the range of tourism and visitor facilities subject to a number of criteria, including, but not limited to the need for proposals to be physically well related to an existing main settlement or village or to an existing group of buildings.

The proposed units will be located close to a group of buildings and served by an existing access. The cattle shed currently on site is to be demolished and whilst the units will be located slightly further to the North, they will occupy a similar overall footprint and be smaller in terms of scale and height, set on lower land than the other buildings and are still considered well related to the existing group.

Policy DMB3 also states that in the AONB it is important that the development is not large scale. Taking into consideration the other holiday accommodation and dwellings that have been created through the conversion of existing building 2 units is not considered to be large scale.

In these respects, notwithstanding the visual assessment of the proposal and other material considerations, the principle of the development for visitor/tourist purposes is therefore considered to be largely in broad accordance with Key Statement EC3, DMG2 and Policy DMB3 of the adopted development plan.



Single storey with slate roof, stone walls and punched windows, roof stepped with roof-lights.

As application and building at Hurst Green. See council comment underlined above.

RECOMMENDATION:	That planning permission is granted.
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