

Millhouse Farm, Chipping Road Chaigley,
Clitheroe, BB7 3LS

Proposed construction of holiday let, farm office with welfare facilities, secure workshop and store units, environmental improvements with associated parking and amenity area.

Planning, Design and Access Statement

The planning applications seeks to: -

Diversify the farms business with a holiday cottage, small scale tourist accommodation.

Provide farm office with staff welfare facilities in line with HSE guidelines

Provide secure workshop and storage in line with rural crime guide lines.

Improve and enhance the landscape of the AONB.

STATEMENT IN SUPPORT OF A PLANNING APPLICATION FOR THE PROPOSED CONSTRUCTION OF SINGLE HOLIDAY UNIT, FARM OFFICE AND WELFARE FACILITIES SECURE STORAGE AND WORKSHOPS WITH ASSOCIATED PARKING, AND AMENITY AREAS AT MILLHOUSE FARM CHAIGLEY CLITHEROE.

1 INTRODUCTION

1.1 This statement provides a description of the site, proposed development, its compliance with the development plan and other material considerations. It should be read in conjunction with the accompanying information:

1.2

446/1 Location plan/land holding sheet 1

446/2 Land holding sheet 2

446/3 Existing block plan

446/4 Existing ground floor plan

446/5 Existing elevations

446/6 Proposed ground floor plan

446/7 Proposed elevations

446/8 Proposed building plans

446/9 Building sections

Planning, design and access statement

Existing photographs

Bat box details

Swift bird box details

MFU Rural crime guide

Health and Welfare toilet and welfare in agriculture requirements

Bat report

2.0 THE APPLICATION SITE AND SURROUNDING AREA

- 2.1 The site is in open countryside within an Area of Outstanding Natural Beauty outside a settlement boundary. The site is approximately 4 miles west of Clitheroe and 7m east of Longridge. It is part of a group of farm buildings including the farmhouse, a converted stone barn and modern farm building. The landscape character is open grass fields grazed by sheep described as Moorland Fringe. The ground rises from Chipping Road to a Plantation on Longfield Fell to the west. The landscape around the site is agricultural fields bounded by mature hedges, trees and stock fencing.
- 2.2 The farm buildings are built into the slope on a flat man-made plateau enclosed by stone and blockwork walls. The farmhouse is 2 storeys in height and is positioned on the left of the group, a barn in the middle, the brick and steel shippen on the right-hand side. A traditional farmyard faces the access road. The two-storey stone barn has been converted to a dwelling. The farm office is located in a steel portacabin in front of the shippen with a free standing portaloo chemical toilet. A steel feed storage silo on a concrete base is on the field gable.



Fig 1 Mill House Farm approached from Chipping Road



Fig 2 Existing building and portacabin from access drive



Fig 3 Existing building and office from open field

- 2.3 The agricultural building is a modern construction with brickwork walls, high level timber cladding on the gables with a corrugated sheet roof incorporating patent glazing and ridge ventilator. The roof has been damaged by storms.
- 2.4 Access to the site is along the existing farm track which is hard surfaced and has passing places. The junction with Chipping Road has 120m x 2.4 m visibility splays.

3.0 THE PROPOSED DEVELOPMENT

- 3.1 The proposal seeks permission to construct a four-bedroom holiday unit, farm office with welfare facilities and secure store rooms. The design responds sensitively to the landscape. The building is in the same position as the existing shed on the northern side of the farmyard though reduced in width by 3.2 m. The relationship of the buildings is improved by the increased space and improved access to the side and rear.
- 3.2 The buildings are to be constructed of random stone with a Welsh blue slate roof. The block boundary walls will be rebuilt in stone. The accommodation looks to the rear with views up the hill to the north west. Glazed doors on rear elevations give exceptional views up the hill providing a connection with the landscape. An outdoor paved terrace provides amenity space separated from the surrounding field by a field style gate.
- 3.3 The overall dimension of the building is 33.0 m by 7.2 m with 3.6m eaves and 6.3m and 5.0m to the ridge. The single storey covered parking and secure store is 11.3 long. A stone wall encloses the farmyard. Level access is provided to office and holiday cottage. The existing track provides access to the parking area. The parking area at the yard entrance is screened by stone walls. There are separate access points for the existing and proposed buildings.

4. PLANNING HISTORY

4.1 The relevant planning history of the site is as follows:

Reference	Address	Description	Decision
3/2013/0840	Millhouse Farm Chipping Road Chaigley	Change of use barn to house	Approved: 22/11/2013
3/2014/0826	Millhouse Farm, Chipping Road Chaigley	Convert shippen to dwelling house	Refused 30/12/2014
3/2015/1037	Millhouse Farm Chipping Road Chaigley	Demolition existing building construction larger steel framed shippen.	Approved with conditions 30/1/2015
3/2016/0047	Millhouse Farm Chipping Road Chaigley	Demolition single storey side extension, erect new 2 storey side extension	Approved 17/2/2016
3/2016/0732	Millhouse Farm, Chipping Road Chaigley	Discharge conditions	Approved 5/10/2016
3/2021/0843	Millhouse Farm Chipping Road Chaigley	Prior notification sheep shed. Full consent required	Refused 6/9/2021
3/2021/1063	Millhouse Farm Chipping Road Chaigley	Steel framed sheep shed	Approved with conditions 4/3/2022

5. DEVELOPMENT PLAN POLICY

5.1 The Development Plan for this application comprises the Ribble Valley Core Strategy (adopted 2014) and the National Planning Policy Framework (NPPF) (2019).

5.2 The following policies are of relevance to the proposal:

Ribble Valley Core Strategy:

Key Statement DS1-Development Strategy
Key Statement DS2-Sustainable Development
Key Statement EN2 – Landscape
Key Statement EC3 – Visitor Economy

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

National Planning Policy Framework (NPPF)

6 EVALUATION

Principle of the Development

6.1 Core Strategy Key Statement EC3 relates specifically to the visitor economy stating that proposals that contribute to and strengthen the visitor economy of Ribble Valley will be encouraged. The proposed development would contribute to the tourism economy and accords with the general intentions of Key Statement EC3.

6.2 Core Strategy Policy DMB1 also seeks to support business growth and the local economy, and 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 village or to an existing group of buildings, except where the proposed facilities are required in conjunction with a particular countryside attraction.

- 6.3 The application site is within the existing group of buildings at Millhouse Farm. Whilst detached from a settlement it is close to Longridge, Whalley and Clitheroe. It is close to several wedding venues and local attractions. The location is compliant with policy DMB3.

Visual Appearance

- 6.4 The proposed building has been designed to complement the rural landscape. The materials reflect the traditional farm buildings and character of the area. The buildings are simple in form and reflect the scale of traditional outbuildings. Parking is at the entrance screened by stone walls. A small paved amenity at the rear of the building enables visitors to enjoy the landscape.
- 6.5 The positioning of the building retains the existing farm grouping. When viewed from outside the site will be seen as a traditional farm within the mature landscape. The scale, mass, and detailing of the development will enhance the visual qualities of the AONB and comply with Key Statement EN2, policies DMB3 and DME2.
- 6.6 The proposed development will result in an improvement to the landscape quality of the AONB. The proposed holiday unit will replace a tall unsightly agricultural building which is prominent in the landscape with a high quality, well-designed building in line with Key Statement EN2, policies DMB3 and DME2.

Highways and public rights of way

- 6.7 The access to the site is along a surfaced track with passing places. Visibility for drivers at the junction Chipping Road is good with a 2.4 x 120 m visibility splay.
- 6.8 The proposed development has easy access to the network of local bridleways and footpaths. The proposal complies with the requirements of DMG1 and DMG3.

Tourism Development

- 6.9 The Ribble Valley Tourism Destination Management Plan shows continued economic growth, stating tourism contributes £260 million to the local economy in recent years. It is been an expanding sector and undeniably a significant part of the Ribble Valley's economy. The applicant has carried out research and believes a fully accessible disabled facility is unique and viable.
- 6.10 There are a number of public footpaths in the area which can be accessed from the proposed development. The area is very popular with cyclist.
- 6.11 The proposed accommodation is designed to meet the requirements of a of the market. The anticipated revenue indicates the scheme is viable. The development is supported by Key Statements EC3 and policies DMB1 and DMB3.

Protected Species survey

- 6.12 A bat survey is submitted with the application which confirms no evidence was recorded to suggest bats were roosting within the building. The proposal conforms to the requirements of policy DME3.
- 6.13 To improve nesting and roosting opportunities bat boxes swift and owl boxes will be provided on the building.

7 CONCLUSION

- 7.1 The proposed development will benefit to the local economy, provide welfare facilities required by law and improve farm security. The design is appropriate to its location, and improve the quality of the landscape and wildlife habitat in the AONB. The proposal fully accords with the policies of the Core Strategy and the National Planning Policy Framework.