

**Town and Country Planning Act 1990  
(as amended)**

In Application No: 3/2022/0722

Appellant: Mr Sam Mitton

Site: Land at Mayfield, Slaidburn Road, Waddington,  
Clitheroe, BB7 3JJ

Local Planning Authority: Ribble Valley Borough Council

**STATEMENT OF CASE**  
**on behalf of the Appellant**

**1.0 INTRODUCTION**

The preliminary statement previously submitted on behalf of the Appellant, dated 16<sup>th</sup> August 2022, is detailed below and contained within the uploaded planning application form provided. These details should be considered by the Planning Inspectorate as evidence to be relied upon by the Appellant. Further evidence is also included within this statement.

**2.0 THE PROPOSAL**

The application, subject to this appeal, relates to the provision of a commercial/agricultural steel frame building for the storage of forestry equipment and building machinery, in connection with two rural based businesses, including an access track. The site is currently agricultural and owned by the applicant's [REDACTED] with [REDACTED] also owning adjoining land.

**3.0 REASON FOR REFUSAL**

The Application was refused by the Council on the basis that the proposal conflicts with Policy DMG2 in so far as the building will not be solely used for the purposes of forestry or agriculture. The refusal also cites the conflicts of Key Statement EN2 and Policy DMG1 of the Ribble Valley Core Strategy,

being the cumulative visual impacts of the proposed track, hardstanding, overall scale of the building and its siting.

#### **4.0 SITE HISTORY**

The site is within the Appellants family ownership and is currently used for agricultural purposes, being let on an annual basis to a local farmer. The family farmhouse (Mayfield) is situated on the land, with pheasant housing belonging to [REDACTED] being situated on land adjoining the application site. There have been no other recent planning applications to the site.

#### **5.0 REPLY TO REASONS FOR REFUSAL**

*5.1 The proposal is considered by the Council to be in direct conflict with Policy DMG2 in so far as the building will not solely be used for the purposes of forestry or agriculture. It is further considered that the use of the building for the purposes of the storage of building materials would not be considered small scale and a such would not be considered appropriate to the rural area.*

The full planning application is clear on the facts; the building would be used for two rural based businesses one of which is purely a forestry concern, meeting the criteria of DMG2. The second business is a building company with the building being used in part, for the storage of building materials. The refusal notice considered that the storage of the building materials would not be considered “small-scale”. The Appellant strongly refutes this. The building business is run by the Applicant who is self-employed, there are no other employees and the business [REDACTED] due to being considered small scale. The letter to the Council dated 24<sup>th</sup> November addressing questions raised by the Council relating to the use of the site, clearly shows both businesses as being “small scale”. There will be at most 2 vehicles accessing the site at anyone time, with the Appellant calling to the site at the beginning and end of each day to pick up and drop off building materials. The application made it clear that the businesses would be willing to access the site on a 5-day week basis only, with Saturdays being conditional. The Appellant would be willing to consider “other” conditions attached to the timescales and the use of the building, if the Inspector deemed that appropriate.

The Core Strategy acknowledges that due to the rural nature of the environment, many of the local residents have had to travel out of the borough for work. Making this one of the key issues to be addressed as part of the core strategy. The provision of the building in this application, allows 2 separate rural based businesses, to continue to work and reside in the area. Ribble Valley's Economic Strategy also outlines the Councils economic aims and objectives to a sustainable business environment and a thriving rural economy. Whilst it should also be noted that DMB2 supports business growth and the local economy, for proposals which can be assimilated within the local landscape. The Application provides for [REDACTED] each living within a short distance of the proposed building, to continue with their respective businesses, whilst also continuing to reside in the area. Conditions to assimilate the building into the local landscape which are felt necessary by the Inspectorate, would be considered by the Appellant

Key statement EC1 also outlines that developments which strengthen the wider rural and village economies will be supported in principle, and PPG7 also clearly supports accommodating necessary change in rural areas. PPG7 states that provision should be made for new buildings to be provided for rural businesses. Stating;

“while maintaining and, where possible, enhancing the quality of the environment for local people and visitors. The appeal of the countryside is central to its economic prosperity, and healthy economic activity in rural areas facilitates investment to protect and improve the countryside. New development should respect, and where possible enhance, the environment in its location, scale and design and meet the economic and social needs of people who live and work in rural areas, by promoting the efficiency and competitiveness of rural businesses, and encouraging further economic diversity to provide varied employment opportunities (especially in areas still heavily reliant on agriculture)”

If the Inspectorate felt it appropriate for the building to be used for forestry purposes only, then the Appellant would also consider that option.

5.2 The refusal considers the *cumulative visual impacts of the proposed track, extents of hardstanding and overall scale of the building, and its siting in a relatively open-aspect landscape, would result in the introduction of an result in the introduction of incongruous discordant and un sympathetic for of development that will be of significant detriment to the character and visual amenities of the Forest of Bowland Area of Outstanding Natural Beauty, being in direct conflict with Key statement EN2 and Policy DMG1 of the Ribble Valley Core Strategy.*

The proposal does fit in with the rural character of the landscape. The building has been designed using the scale and materials found to other local rural development . The property lies in close proximity to a couple of rural residential properties, along with an area used for commercial bird raising accommodation. The Appellant would consider moving the proposed building closer to the existing buildings, thus reducing the required access track and assimilating the development into the landscape, if that was felt to be appropriate by the Inspector. The size and scale of the building and hardcore provision could also be minimised and landscaped, again if that was felt appropriate.

## **6.0 CONCLUSION**

In conclusion the Appellant has spent considerable time and effort to ensure that the questions raised by the Council have been adequately addressed. Including access provisions and visibility splays. There should be a presumption in favour of development under DS2. However, despite the undertaking from the Council towards working proactively with applicants to find solutions and secure development that improves economic, social and environmental conditions to the area, that has not occurred in this case.

The grounds for refusal are unsubstantiated and contradict both local and national planning policy. The proposal complies with local and national policy and there is no valid reason for refusal of this application. The Appellant therefore respectfully requests that the Inspector allows this appeal. If the Inspector believes that additional protection of the area by way of landscaping, conditions or reduction in size is appropriate, the Appellant will endeavour to meet that requirement.

**SIGNED**

**CATHERINE J PALLISTER MRICS, MSc, BSc(Hons)  
for John Pallister Limited**

**Dated: 18<sup>th</sup> September 2023**