

John Pallister

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Our Ref.

Your Ref.

Reply to

Miss C Pallister

20th September 2022

Planning & Development Control,
RVBC
Council Offices
Church Walk
Clitheroe
BB7 2RA

Dear Sir/Madam

Re: Our Client: Mr & Mrs D Newhouse

Full Planning Application for an Agricultural Building at Rowan Bank, Horton-in-Craven, Lancashire, BD23 3JX

This letter accompanies a Full Planning Application which has been submitted in written format, a Site Plan and two Location Plans at different scales. The planning fee of £96 is enclosed.

Background

The application relates to the erection of a modern agricultural building at Rowan Bank, Horton-in-Craven to be used for livestock housing. The applicants, Mr and Mrs Newhouse, [REDACTED] to Rowan Bank to afford them the opportunity to amalgamate the farmstead and expand their farming enterprise, of which they are committed to doing. The farm comprises 16.19 hectares which is split between meadow and pasture, shown on the attached plan for identification purposes only.

Mr Newhouse has farmed [REDACTED]

[REDACTED] At present, the couple farm 21 cows with calves, 9 yearlings and 30 sheep with a view to expanding numbers. Mr Newhouse's primary goal is to relocate all stock to the home farmstead enabling him to monitor them and house them during the winter, negating the need for extensive travel. The rented land will be retained and used for low input sheep grazing.

The farm, which currently provides two agricultural buildings for feed and machinery storage, does not offer any buildings suitable for livestock housing. An additional purpose built agricultural building will negate the need for housing livestock

elsewhere and enable Mr and Mrs Newhouse to consolidate the farm from Rowan Bank, [REDACTED] Mr Newhouse owns and stores an extensive selection of valuable agricultural machinery necessary for day to day farming, there is no feasibility to repurpose the other buildings without losing essential secure storage.

Location & Siting

The proposed site lies to North West of the main farmstead with direct access to the farmland, existing yard and buildings, allowing for good integration within the existing setting, and providing good access to the main road using the existing access. The site has been chosen for its accessibility and proximity to the existing yard which in turn meets requirements of local and central government policy requiring buildings to be grouped together and relate well to surrounding structures.

Design & Appearance

Plans and elevations of the proposed building are provided, and it is noted that the footprint measures a total of 4000 sq. ft. (100 ft x 40 f), which is in-line with existing buildings and an appropriate size for the site and proposed use. The building is to be of modern construction; steel framed with concrete panelling and Yorkshire boarding, and natural grey fibre cement to the roof. The agricultural building will be open to one side to allow for ventilation and livestock feeding and will visibly coincide with existing buildings on site.

Highways

Good vehicular access is provided from the well-maintained existing access road which joins the A59. There are no requirements for access or highway alteration and there will be no increase in traffic flow. [REDACTED] and as a new agricultural building would consolidate Mr and Mrs Newhouse's farming enterprises, the erection of the proposed building is likely to reduce the necessity of travel.

Impact on Residential Amenity & Surroundings

Horton-in-Craven is a largely agricultural area and the existing site occupies a private position set back from the road and is not over-looked by any other properties. There will be minimal visual impact on the countryside and surrounding area. The building will be set adjacent to the existing yard and is situated behind an existing larger agricultural building, with most of the proposed building being out of view from the rest of the site.

Sustainability

Within rural areas, it is acknowledged that sustainability is an important criteria within any development project. Having one main farmstead at Rowan Bank will allow more consideration for farming the surrounding 16.19 ha sustainably and in line with local recovery plans, which it is understood is a focus of RVBC Local Plan "to

protect and enhance the natural environment.” At present, it is in a poor condition from over application of fertiliser to try and make poor quality, Grade 4 land more productive for arable enterprise. By restoring the land use to grazing and meadow, the soil will have time to recover and will benefit from additional organic matter.

The applicants wish to continue and expand their farming practices but require modern facilities to appropriately accommodate livestock in the numbers required for profitability. This would allow the business to prosper and expand.

Planning Policy

It is generally accepted that buildings and plant are a necessary part of the rural scene and without them, the ability to maintain the character and appearance of the countryside is difficult. PPS7 supports the use of agricultural land whilst maintaining and protecting the quality and character of the countryside. Support should be given to those creating a sustainable environment whilst achieving an income from it. The provision of a building will allow such activity to prosper and expand. NPPF also supports a prosperous rural economy, expressing a need for the support of all types of rural business and enterprise in the rural area.

Policy DMBI supports development which allows business and local economy growth – this application help’s to demonstrate how the proposed building will facilitate this agricultural business and allows its further expansion. Policy EC1 which is specific in the expansion of existing business where appropriate, also illustrates how the provision of this building is in line with policy. There are a number of additional core policies contained within Ribble Valley Borough Councils Core Strategy which are positive to this development, including;

DS2 – providing a presumption in favour of sustainable development where there are no material considerations otherwise provided.

EN2 – requires development to be in keeping with the character of the landscape and reflecting local distinctiveness. The proposed building has been so designed to blend in with the development within the surrounding rural area, whilst meeting the needs for the purposes of agriculture.

DMG1 – includes general considerations requiring development to be sympathetic to existing and proposed land use, along with thought to potential traffic implications including traffic generation, access and parking. All these points have been addressed in this correspondence.

DMG2 – provides that development should be permitted if there is an agricultural need. This has been highlighted within the correspondence. The purpose built building will be in keeping with the character of the landscape and acknowledges the “rural” qualities of the surrounding area by virtue of its design, use of materials and siting.

Summary

The applicant plays a significant part in maintaining the character of the local environment while farming with low environmental impacts and meeting planning policy requirements. I trust this application provides the Council with sufficient information with which to make a positive recommendation and if further clarification or additional information is needed, please contact me directly.

Yours sincerely,



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