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5 July 2023

Our Ref: Hol/1123/3388/GH

Planning and Development Control
Ribble Valley Borough Council
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Dear Sirs

Re: Our Clients – Mr and Mrs J Holden, Yew Tree Farm, Chipping Road, Chaigley, Clitheroe, BB7 3LX. Planning application for a proposed agricultural workshop and machinery/implement storage building at Yew Tree Farm.

We have submitted the above-mentioned planning application online via the Planning Portal and it has been allocated the Planning Portal reference number PP - 12290308. This covering letter accompanies the application and sets out background information regarding the type and nature of the agricultural enterprises that are undertaken at Yew Tree Farm, the reason why the proposed building is required and an assessment of the proposal against the relevant local and national planning policy and why the proposal should be approved.

The application seeks full planning permission for the erection of an agricultural building which will measure 42.67m x 10.66m, it will be a modern steel portal frame building which will have an eaves height of 4.8m and a ridge height of 7.07m. The building will comprise seven bays five of which will be enclosed and two will be open fronted, two of the enclosed bays will have large roller shutter doors in them with the other three bays and the side and rear of this part of the building having concrete block walls to a height of 2.44m with slate blue box profile cladding above and to the eaves, with a window in each of the front and rear bays. The roof will also be clad in slate grey box profile sheets.

Work on the proposed building has already commenced, the reason for this is that the applicants secured grant funding for concreting some of the access and yard areas at the farm and this work had to be completed and the grant claim submitted by April this year. Some of the grant funded concreting ran up to the site of the proposed building and in order not to have to cut part of it away to enable the erection of the proposed building the legs for the building were erected so that the concrete could be laid up to the front legs creating a tidy and long lasting job.



Chartered Surveyors ■■■ Planning & Development ■■■ Land Agents
Valuers ■■■ Property Agency ■■■ Property Management



The applicants have made numerous improvements to the farm over the last ten years or so modernising it and making it fit for the future. These improvements have included the erection of a covered muck store which was applied for under two separate planning applications as Phase 1 and Phase 2 under application numbers 3/2012/0893&0894/P which were approved in November 2012, the combined development resulted in a building that measures 32.19m x 20m with a ridge height of 8.6m and the erection of a new milking parlour and dairy building which was approved under application 3/2015/0681P in January 2016, which measures 37m x 9.1m. Large areas of hard core yards have been improved by making use of Government funding for concreting and the farm is very tidy and well run.

The proposed workshop and storage building is the latest development at the farm which will provide the applicants with a large practical workshop space with open and enclosed (secure) storage for the tractors, other farm vehicles, plant and equipment together with storage for dairy and livestock sundries. The applicants currently store most of their equipment outside where it suffers deterioration from the weather and runs a higher risk of theft, farm equipment has become more and more expensive and farm thefts are on the rise, it is both practical and desirable for this high value equipment to be stored under cover with the higher value items located within a secure building. Furthermore, the existing workshop is sited within a dilapidated and deteriorating timber former poultry building which is inaccessible to modern tractors and equipment.

The proposed building will be sited in close proximity to the existing range of modern farm buildings and will therefore not be seen in isolation.

Local Planning Guidance

In the Council's Core Strategy 2008-2028 the site is designated as being within the Open Countryside and the Forest of Bowland AONB, however the Core Strategy does not contain any policies that are specifically relevant to agricultural development.

Ribble Valley Borough Council Core Strategy 2008-2028

Although the Council's Core Strategy document does not contain any policy specific to agricultural development there are several policies which are relevant in terms of development impact on landscape and economic development and we will comment on these below.

Key Statement DS2 – Presumption in Favour of Sustainable Development

Key Statement DS2 "presumption in favour of sustainable development" identifies that the Council when considering development proposals should take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. The policy clearly states that where there are no policies relevant to the application or relevant policies are out of date at the time of making the

decision the Council will grant permission unless material considerations indicate otherwise, taking into account whether: any adverse impact of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole; or specific policies in that framework indicate that development should be restricted. There are no such adverse impacts and no policies that indicate that the development should be restricted.

Key Statement EN2 – Landscape

Key statement EN2 identifies that “*as a principle the Council expect development to be in keeping with the character of the landscape, reflecting local distinctiveness, vernacular style, scale, style, features and building materials.*” We consider that the proposed development adequately addresses all these principles, providing an agricultural building which will be in keeping with the local area as the building is of a design similar to other modern agricultural buildings in the local area. The applicant was specifically requested to use slate blue cladding in respect of some of the modern buildings erected in recent years and this colour material has been selected for the proposed building. The proposed building is a typical modern agricultural building designed to be suitable for use by large modern tractors and equipment and the building is a similar height to other modern buildings at the farm.

Key Statement EC1 - Business and Employment Development

Key Statement EC1 states that ‘*the expansion of existing business will where appropriate be considered favourably*’. This development will support the applicant’s farming business and therefore should be supported.

Policy DMG1 - General Considerations

Policy DMG1 relates to all development and we consider that the proposed development conforms to the criteria of this policy that are relevant to it. The development is sympathetic to existing and proposed land uses in terms of its size, intensity and nature, as well as scale, massing, style, features and building materials.

There are no adverse traffic and car parking implications and there is a safe access. The amount of traffic to and from the site will not increase as a result of the proposed development. There are no adverse environmental implications or adverse effect on public rights of way and the siting of the proposed development in relation to the existing buildings means that there will be limited adverse impact on the visual appearance of the surrounding area and on the landscape character.

We consider that the proposed development fully complies with the criteria of policy DMG1.

Policy DMG2 – Strategic Considerations

Within Tier 2 Villages and Outside the Settlement Boundary – “2. The development is needed for the purposes of forestry or agriculture.”

The proposed development complies with this policy as the proposed new building is solely required for agricultural purposes. The proposed agricultural building is of a typical design for an agricultural building, and it will not look out of place. The farm is not particularly visible in the landscape because of the tree cover in the area.

Policy DMG2 states that *regard should be had to the economic and social well-being of the AONB but that the most important consideration should be the impact of development on the landscape’s intrinsic value.* In terms of the siting of the proposed development, it would serve the functional requirements of the holding and there is no preferable alternative location within the holding on which the buildings could be sited to materially reduce their visual prominence in the landscape because it will not be visually prominent.

Policy DME2 – Landscape and Townscape Protection

This policy states that development proposals will be refused which significantly harm important landscape or landscape features. The proposed development will not harm any important landscape features or landscape and therefore is in keeping with the requirements of Policy DME2.

Policy DMB1 – Supporting Business Growth and the Local Economy

This policy states that *proposals that are intended to support business growth and local economy will be supported in principle. Development proposals will be determined in accordance with the Core Strategy and detailed policies of the LDF as appropriate.* This policy gives general support to the proposed development and we consider that the proposed development is acceptable in terms of this policy. The applicant requires the building to keep up to date with modern day farming practises.

In assessing this proposal consideration should be given to the National Planning Policy Framework (NPPF) 2021 - paragraph 84 of NPPF is title supporting a prosperous rural economy and states:

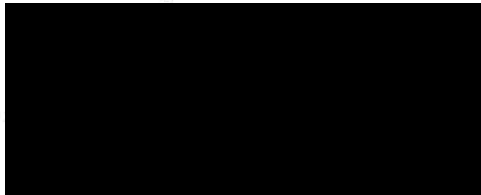
Planning policies and decisions should enable:

a) the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed new buildings;

The proposed development would assist in the continued development of the applicant’s agricultural business. The applicant intends to continue to grow and expand his business in

the years to come. I therefore consider that the proposed development satisfies all the relevant local and national planning policies as set out above. The proposed agricultural building will be sympathetic to its surroundings in terms of materials, scale and design, and would not have any significant adverse impact on the surrounding landscape. As such the proposal conforms to the relevant criterion.

I trust that we have submitted everything that you need for the application to be validated and determined but if you need anything else, please let me know. I also ask that if you need anything further or require any amendments for the application to be approved you give us the opportunity to address them prior to the determination of the application.



CC Mr & Mrs J Holden, Yew Tree Farm