



JUDITH DOUGLAS TOWN PLANNING LIMITED

Higher Elker Farm, Whalley Road, Billington, Clitheroe, Blackburn BB7 9HY



Proposed stables, tack room, hard standing and access.

Planning Statement October 2024

JDTPL0536

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STATEMENT IN SUPPORT OF A PLANNING APPLICATION FOR THE CONSTRUCTION OF STABLES, TACK ROOM, HARD STANDING AND ACCESS AT HIGHER ELKER FARM, WHALLEY ROAD, BILLINGTON, CLITHEROE, BLACKBURN BB7 2YS.

1 INTRODUCTION

1.1 This planning statement has been prepared by Judith Douglas Town Planning Ltd in support of full planning application for the provision of stables and a tack room on land immediately adjacent to Higher Elker Farm. The stables are for the private use of the occupiers of Higher Elker Farm.

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

2335-01C Proposed plans and elevations

2335-02C Existing site plan

2335-03D Proposed site plan

Location plan

Biodiversity Net Gain Assessment

2.0 THE APPLICATION SITE AND SURROUNDING AREA

2.1 The site is located within the open countryside outside a settlement boundary as defined in the Ribble Valley Housing and Economic Development, Development Plan Document. Higher Elker Farm is part of a group of dwellings and buildings on the west side of Whalley Road including Higher Elker House, 1 to 8 Elker Mews, Elker Croft and Higher Elker Lodge. To the west is grazing land which stretches down to the A59 and to the south and area of woodland. There is a wooded brook along the field boundary to the west.

2.2 Higher Elker Farm comprises a detached two storey dwellings built of stone and slate and two detached garages. It has a private access off Whalley Road which also serves Higher Elker House and 1-8 Elker Mews. The garden to Higher Ekler Farm is separated from the surrounding agricultural land by hedges and fencing. A post and rail fence runs down either side of the driveway which is surfaced in tarmac.

- 2.3 The proposed stables are to be positioned in the south west corner of the small field to the east of Higher Elker Farm. The garden boundary immediately adjacent to the site of the stables is a timber fence and the field boundary as this point is a post and rail fence.
- 2.4 The applicant owns the approximately 1.7 hectare (4 acres) field to the west of the house which will be used to graze the horses.
- 2.5 The track to the south of the site is also a public footpath FP0306035. The area is not prone to flooding and is in flood zone 1 on the GOV.UK Flood map for planning.

3.0 THE PROPOSED DEVELOPMENT

- 3.1 The planning application seeks permission for stables for two horses and a tack room. Around the stables is proposed a concrete apron and on the north side of the stables this includes an area to place a trailer to store muck. On the south side the concrete extends to the post and rail fence where a new gate is proposed for access to lead the horses to the field to the west for grazing. New gates are proposed off the existing drive to Higher Elker. Access from this gate to the concrete apron is grass and a turning area is provided.
- 3.2 The applicant owns the field to the west of the house edged in blue. He is in the process of purchasing the land between Higher Elker Farm and Higher Elker House and the small field to the north of the drive. This is ample grazing for two horses.
- 3.3 A hardstanding is provided next to the stables for a trailer to store muck to be collected and spread elsewhere by a local farmer.

4 DEVELOPMENT PLAN POLICY

- 4.1 The Development Plan for the purposes of this application comprises the Ribble Valley Core Strategy (adopted 2014) and the National Planning Policy Framework (NPPF) (December 2023).

Core Strategy (2014)

- 4.2 The following policies are of relevance to the proposal:

- Key statement EN2: Landscape. As a principle 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.
- Policy DMG1: General Considerations – sets out various criteria to be considered in assessing planning applications, including a high standard of building design, proposed development being sympathetic to existing land uses, highway safety and not adversely affecting the amenities of the area.
- Policy DME2: Landscape and Townscape protection. Seeks to protect important landscapes or landscapes features.

5 EVALUATION

5.1 The main issues to be considered relating to the development are:

The impact of the stables, tack room, hardstanding and new gates on the landscape.

Residential amenity.

Highway Safety

Biodiversity net gain

Visual impact

5.2 Higher Elker Farm is modern two storey dwelling built out of stone and slate in a traditional design. Within the garden there are two detached garages. The proposed stables are positioned close to the eastern garden boundary which is marked by a timber fence and a conifer hedge behind a post and wire fence. See photograph 2. Access from the stables to the field will be along an existing track through a new gate in the southern boundary. When viewed from the east along the access drive and from the public footpath which passes to the south of Higher Elker Farm the stables will be seen against the backdrop of the house, garages and garden. The stables will form a group with these existing building at Higher Elker Farm and will not appear out of place or unduly prominent in the landscape.

5.3 The proposed materials for the stables and tack room being timber with a Onduline roof are ones commonly used for stables buildings in rural areas and are appropriate materials in this setting. The proposal includes a modest amount of concrete hardstanding and the parking area for the muck trailer is close to the building which will have minimal impact on the landscape. The proposed complies with the requirements of Key Statement EN2, policies DMG1, and DME2.



2 View of the location of the proposed stables from the public footpath.

Residential Amenity

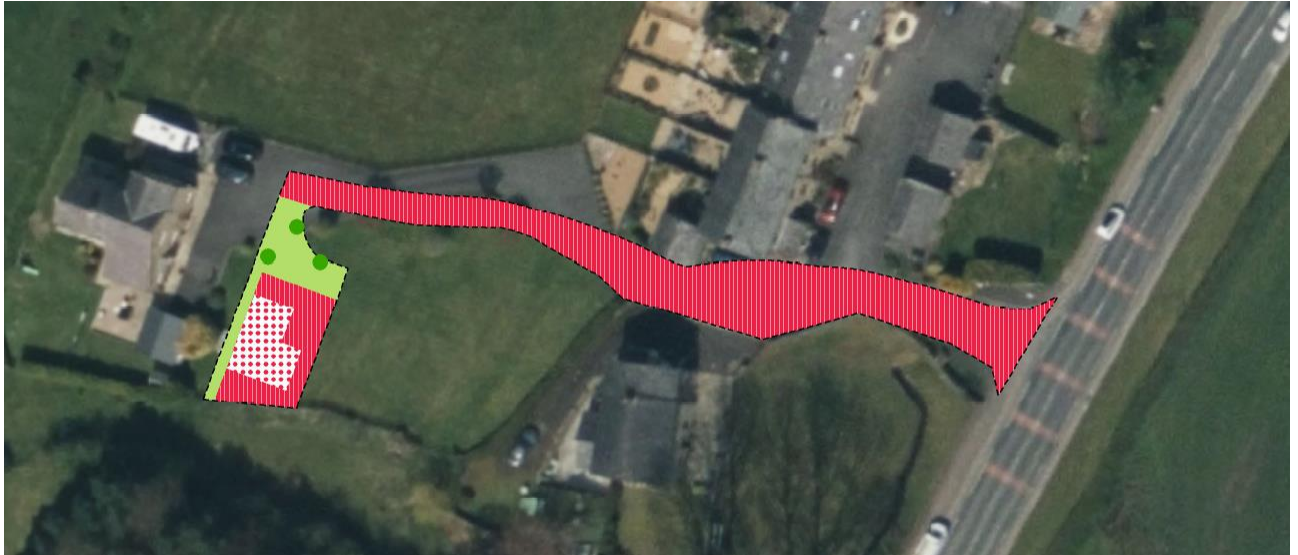
- 5.4 The stables are proposed for use by the occupiers of Higher Elker Farm. There will be no significant increase in traffic to the property as a result of the development. The stables and manure store are a sufficient distance away from the neighbouring properties not to cause a nuisance from smells, flies or noise. Manure from the stables will be stored in a covered trailer until it is full. The manure will then be taken off the site by a farmer. The proposal will not adversely affect the amenity of nearby properties and is therefore compliant with policy DMG1.

Highway Safety

- 5.5 Access to the stables will be from the existing drive to the dwelling. As the stables are close to the house day to day care of the horses will not attract any vehicles movement. There is adequate space adjacent to the stables to be able to turn a vehicle such as a four by four to collect the muck trailer. Feed and bedding will be brought to the site in the applicant's own vehicles. The proposal meets with the requirement of policy DMG1 in relation to highway safety.

Biodiversity net gain

- 5.6 A biodiversity net gain net gain assessment has been carried out. The net gain requirements is proposed to be met by the planting of three small native trees within the grassed area to the north of the stables. See extract from the Biodiversity Net Gains Strategy below where the trees are marked as green circles.



Extract from Figure 2 UK Habitat Classification Map (Post Development) showing the location of three proposed trees.

6 CONCLUSION

- 6.1 As we have described the proposed stables, tack room concrete hard standing and space for a muck trailer are appropriate in design, location and form and accord with policy DMG1. The proposed construction of the stables and tack room is appropriate to the location and for the use in connection with the existing dwelling. The building is appropriately located close to the other buildings and is screened from the wider landscape by existing hedgerows and buildings. This is compliant with Key Statement EN2 and policies DMG1 and DME2.
- 6.2 The development will have no significant impact upon the residential amenities of neighbouring properties and as such accords with policy DMG1. A biodiversity net gain of 10% is proposed through the planting of three small native trees.