

Myre Fold House, Longsight Road, Clayton Le Dale, Blackburn  
BB2 7JA



Proposed garage for the storage of vintage tractors and cars, extension to hardstanding and change of use of land to residential curtilage.

## Planning Statement JDTPL0568

Judith Douglas BSc (Hons), Dip TP, MRTPI

8 Southfield Drive, West Bradford, Clitheroe, Lancashire, BB7 4TU

Telephone: [REDACTED]

Mobile: [REDACTED]

Email: [enquiries@jdouglastownplanning.co.uk](mailto:enquiries@jdouglastownplanning.co.uk)

Website: [www.jdouglastownplanning.co.uk](http://www.jdouglastownplanning.co.uk)



**STATEMENT IN SUPPORT OF A PLANNING APPLICATION FOR THE CONSTRUCTION OF A GARAGE FOR THE STORAGE OF VINTAGE TRACTORS AND CARS, EXTENSION TO HARDSTANDING AND CHANGE OF USE OF LAND TO RESIDENTIAL CURTILAGE AT MYRE FOLD HOUSE, LONGSIGHT ROAD, CLAYTON LE DALE BLACKBURN BB2 7JA.**

**1 INTRODUCTION**

1.1 This planning statement has been prepared by Judith Douglas Town Planning Ltd in support of a planning application for development at Myre Fold House, Longsight Road, Clayton Le Dale.

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:

172-01 Existing site plan and elevations

172-02A Proposed site plan and elevations

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. Myre Fold House is set within a group of properties on the north side of Longsight Road, Clayton Le Dale. To the west and south is Acorn Lodge where there are around 28 static caravans which are a mixture of residential and holiday lets<sup>1</sup>, associated ancillary buildings and a large storage building. Attached to Myre Fold House to the north is another dwelling Myre Fold Barn and beyond this is Mire Fold Farm. To the east is Mire Fold Farm Caravan Site and a group of buildings at Shreyas Cottages. To the south east and south are Shajan Restaurant and Tiggis Restaurant which front the A59. To the southwest is Northwood Caravan and Holiday Park.

2.2 Myre Fold House is a two-storey semi-detached barn conversion with access off the A59 along a private road which is also a bridleway BW0213016. It is set within a large garden and has a detached domestic double garage and hardstanding for parking vehicles.

---

<sup>1</sup> Description on Officer report to 3/2024/0384

- 2.3 The residential curtilage to the property is on the western and southern side of the house and is enclosed by other properties. The garden area to Myre Fold Barn abuts the garden to Myre Fold House to the north and beyond this is a parcel of agricultural land which belongs to Myre Fold House. The western and southern boundaries of the site are joint with the site at Acorn Lodge. Previously there was landscaping along the southern and western boundary of the site which consisted of a mound with planting.



Google street view 2011

- 2.4 The location of the proposed garage and the access to the site are not prone to surface water flooding and the site 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 a garage building to store vintage tractors and cars for hobby purposes. The proposed building measures 9.125m by 9.15m giving a footprint of 83.5m<sup>2</sup>. The building is to be 3.45m to the eaves and 4.845m to the ridge and constructed in natural stone and render with a profile metal sheet roof. Access into the building is via a pair of double timber doors.
- 3.2 The tractors and cars are kept as a hobby stemming from an interest in older vehicles. The tractors are all over 25 years old and not used for business purposes. Similarly, the cars are over 30 years old. See appendix 1 below. The purpose of the garage is to store privately owned vehicles belonging to the applicants.
- 3.3 The additional hardstanding is proposed in front of the proposed garage.

#### **4.0 SITE HISTORY**

- 4.1 3/2024/0838 Land at Myre Fold House, Longsight Road, Clayton-Le-Dale, BB2 7JA. Proposed agricultural building. Refused 24 January 2025.
- 4.2 3/2008/0543 Conversion/extension of garage to form living accommodation (Granny Annex type).  
Approved With Conditions 21 August 2008
- 4.3 3/1999/0917 Broomlands: return stone walls, paving to boundary entrance drive and patio pavings. Myre Fold barn retain brick built boundary wall and hard standing at gable end, patio paving and brick dwarf division wall between gardens on party wall. Approved 1 February 2000.
- 4.4 3/1998/0380 Conversion of existing barn into 2 no. Dwellings and erection of detached double garage. Approved with Conditions 5 June 1998.

#### **5.0 DEVELOPMENT PLAN POLICY**

- 5.1 The Development Plan for the purposes of this application comprises the Ribble Valley Core Strategy (adopted 2014) and the National Planning Policy Framework (NPPF) (2024).

##### *Core Strategy (2014)*

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

Key Statement DS1: Development Strategy  
Key Statement DS2: Sustainable Development  
Key Statement EN2: Landscape  
Key statement DMI2 Transport Considerations

Policy DMG1: General Considerations  
Policy DMG2: Strategic Considerations  
Policy DMG3: Transport & Mobility  
Policy DME2: Landscape & Townscape Protection  
Policy DMH5: Residential and Curtilage Extensions

## 6 EVALUATION

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

Principle of the development

Impact upon residential amenity

Impact on the landscape of the open countryside and visual impact

The effect on highway safety.

Principle of the development

6.2 The proposed development of a garage is for hobby purposes for the storage of vintage tractors and cars. The applicants enjoy collecting vintage tractors and cars and have four tractors and two vintage cars. The vehicles will only occasionally leave the site when they are taken to be displayed at agricultural or other shows or on fund-raising events such as 'road runs'. This will amount to about six trips per year. The vehicles will leave under their own power and do not require to be transported by trailer. Repairs to the vehicles will not take place in the garage. The building is not intended to be used for any type of business use, and the applicant is content for a planning condition to be imposed to secure this.

6.3 A similar permission was granted nearby at little Woodfield Farm reference 3/2018/0484 where planning permission was granted for a garage capable of accommodating 9 cars which had dimensions of 13.8m by 10m and a footprint of 138m<sup>2</sup>

6.4 The proposed garage is in a similar location to the proposed building under 3/2024/0838, although not as close to the boundary of the site. The Officer's report to that application under the section "Site description and Surrounding Area" states "*The land where the building is proposed is located outside of the original residential curtilage when the house was granted planning permission under planning ref: 3/1998/0380, however when viewing google satellite imagery and imagery of the property on Rightmove when it was last listed for sale in March 2023, the land sloped upwards to provide a screening along the southern and eastern boundaries*". See Appendix 2 below.

6.5 Google Earth images over the period 2002 to 2023 and the google street view image above indicates that land to the south west of the house has been used as a lawn as part of the garden to Myre Fold House for more than 10 years. See appendix 3. The location of the proposed garage and some of the proposed hard standing is on the area which was a landscaped mound. The application seeks permission to incorporate this land into the residential curtilage of the dwelling.

6.6 Policy DMH5 Residential and Curtilage Extensions sets out circumstances where the extension of a curtilage is appropriate. The supporting text to the policy states *“The extension of curtilages can have a significant impact upon the visual amenity and patterns of land use. The Council’s approach serves to ensure the impact of any proposals can be clearly assessed.”* The land which it is proposed to incorporate into the residential curtilage of Myre Fold House is enclosed by the development at Acorn Lodge to the west and south and to the north and east by the existing curtilage to Myre Fold House. See the images from Google Earth in appendix 3. The proposed extension of the curtilage will have no adverse impact upon the visual amenity of the landscape or patterns of land use, given that it is surrounded by existing development and identifiable boundaries. The proposal complies with the intentions of policy DMH5.

#### Residential amenity

6.7 The proposed garage will be 3m at the closest point from the boundary with Acorn Lodge and approximately 25m from the boundary with the neighbouring property Myre Fold Barn. The submitted drawing shows that the proposed garage will be next to the facilities building at Acorn Lodge and to the rear of a mobile home. The site is separated from Acorn Lodge by a boundary fence. In the previous application 3/2024/0838 the proposed agricultural building was positioned 1.5m from the boundary fence. The assessment in the Officer’s report of the impact of the proposed agricultural building on the amenities of buildings at Acorn Lodge was-

*“The land to the south and west of the application site is a mixed use site comprising holiday let caravans and residential properties for Gypsy & Travellers. The caravans located to the west/southwest were granted planning permission under planning ref: 3/2017/0543 however the development does not appear have been constructed in accordance with the approved plans and there is an additional building where the bin area was proposed. As such, the Council cannot be certain that the holiday accommodation is being used as holiday accommodation and the assessment must be made on the worse case scenario of the structures being used as residential. The proposed agricultural building would be within 2 metres of the boundary where the lodges/caravans are located and whilst it would be sited so that there would not be any significant overshadowing or loss of light due to its orientation, its use as an agricultural building is likely to harm the occupiers of the adjacent buildings.”*

6.8 The eaves and ridge height of the garage building now proposed is less than the refused scheme for the agricultural building, and the building is located a minimum 3m from the boundary. The impact of the building will not have any significant overshadowing or loss of light on the neighbouring buildings due to its orientation. The use of the building to garage

vintage vehicles will have no adverse impact on the amenities of the occupiers of the neighbouring buildings. The proposal accords with policy DMG1.

#### Visual impact

6.9 Paragraph 135 of the National Planning Policy Framework states that planning decisions should ensure that development:

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities)

6.10 Policy DMG2 of the Ribble Valley Core Strategy states that:

*‘Within the open countryside development will be required to be in keeping with the character of the landscape and acknowledge the special qualities of the area by virtue of its size, design, use of materials, landscaping and siting. Where possible new development should be accommodated through the re-use of existing buildings, which in most cases is more appropriate than new build’.*

6.11 Policy DMG1 of the Ribble Valley Core Strategy states that all development must:

*“1. Be of a high standard of building design which considers the 8 building in context principles (from the CABE/English Heritage building on context toolkit.*

*2. Be 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.*

*3. Consider the density, layout and relationship between buildings, which is of major importance. Particular emphasis will be placed on visual appearance and the relationship to surroundings, including impact on landscape character, as well as the effects of development on existing amenities.*

*4. Use sustainable construction techniques where possible and provide evidence that energy efficiency, as described within Policy DME5, has been incorporated into schemes where possible.*

6.12 The building is proposed to be constructed in stone and render to echo the materials used in the construction of the barn now converted to a dwelling and the existing garage. The most visible elevation which faces the public right of way is to be constructed in stone with timber doors. The building has been provided with a shallow pitched roof and is to be covered in a profile metal sheet. A similarly shallow roof pitch with a fibre cement roofing sheet covering was approved for the garage at Little Woodfield Farm under 3/2018/0802. The locations for the garages at Little Woodfield Farm and Myre Fold House are similar. There is less development around the garage at Little Woodfield Farm, and it is visible from the A59. At Myre Fold House the siting of the proposed garage has more buildings around it which are not typical of the rural area, given the materials used in the buildings at Acorn Lodge adjacent to the site. However, the applicants have taken note of the comments made in the previous application and have proposed a building which respects and reflects the residential and rural character of the host building. The proposal complies with the requirements of Policy DMG1 and DMG2.

6.13 The extension to the hard surfacing proposed with the development requires planning permission because permitted development rights were removed when planning permission was granted in 1998. Condition 4 of 3/1998/0380 was "*Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995 (or any order revoking or re-enacting that Order) any future extensions, external alterations to the dwelling including any development within the curtilage as defined in schedule 2 Part 1 Classes A to H shall not be carried out without the formal consent of the Local Planning Authority.*" The proposed extension to the hard surfacing is not readily visible from outside of the site. Given the amount of built development around the site and the adjoining domestic garden, the proposal will not have an adverse impact on the visual qualities of the open countryside. As such the proposal conforms to Key Statement EN2 and Policy DME2

#### Highway Safety

6.14 Paragraph 116 of the National Planning Policy Framework states that '*Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network, following mitigation, would be severe, taking into account all reasonable future scenarios*'.

With regards to parking, Policy DMG3 of the Ribble Valley Core Strategy states that:

*All development proposals will be required to provide adequate car parking and servicing space in line with currently approved standards.”*

Policy DMG1 also states that development must:

1. *Consider the potential traffic and car parking implications.*
2. *Ensure safe access can be provided which is suitable to accommodate the scale and type of traffic likely to be generated.*

6.15 The additional traffic likely to be generated from the proposed garage for the storage of vintage tractors and cars is likely to be minimal. The vehicles stored at the site are owned by the applicants and will only occasionally be taken off the site for shows or other special occasions. The additional area of hard standing in front of the proposed garage will ensure that all vehicles can turn within the site. The existing entrance area is surfaced in concrete so that loose material will not be dragged onto the bridleway. The proposal meets with the requirement of the NPPF and policy DMG1 in relation to highway safety.

Other matters.

6.16 A biodiversity net gain assessment has been carried out. The net gain requirement is proposed to be met by planting 15 trees on a parcel of the agricultural land in the field to the north. See extract from Biodiversity Net Gain Strategy below.



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

## **7 CONCLUSION**

- 7.1 As we have described, the proposal to construct a garage building to store vintage tractors and cars for hobby purposes and the extension to the area of hardstanding are appropriate in design, location and form and accord with policies DMG1, and DMG2. The proposed extension of the residential curtilage of Myre Fold House given that it is surrounded by existing development and identifiable boundaries and does not cause visual harm to the landscape, accords with the intention of policy DMH5. The proposed garage and hardstanding are appropriate to the location and for the use in connection with the domestic property and it will not harm the visual qualities of the landscape. This is compliant with Key Statement EN2 and policies DME2.

### Appendices

Appendix 1 Details of vintage vehicles

Appendix 2 Officer report 3/2024/0838.

Appendix 3 Google Earth Images 2002-2023

Continued below

Appendix 1- Vintage Vehicles owned by the applicant



Make: John Deere 6510 Date: 03/2000

Make: John Deere 6510 Date:03/2000



Make: John Deere 3140. Date:04/1981



Make: International 454. Date: 08/1972




Make:Mercedes Benz S class.Date 08/1989



Make: Peugeot 106. Date 06/1995

## Appendix 2

Report to be read in conjunction with the Decision Notice.								
<b>Signed:</b>	<b>Officer:</b>	<b>MC</b>	<b>Date:</b>	<b>23/01/2025</b>	<b>Manager:</b>	<b>LH</b>	<b>Date:</b>	<b>23/1/25</b>

<b>Application Ref:</b>	3/2024/0838				Ribble Valley Borough Council <a href="http://www.ribblevalley.gov.uk">www.ribblevalley.gov.uk</a>
<b>Date Inspected:</b>	10/01/2025	<b>Site Notice:</b>	19/12/2024		
<b>Officer:</b>	MC				
<b>DELEGATED ITEM FILE REPORT:</b>					<b>REFUSAL</b>

<b>Development Description:</b>	Proposed agricultural building.
<b>Site Address/Location:</b>	Land at Myre Fold House, Longsight Road, Clayton-Le-Dale, BB2 7JA

<b>CONSULTATIONS:</b>	<b>Parish/Town Council</b>
No comments received in respect of the proposed development.	

<b>CONSULTATIONS:</b>	<b>Highways/Water Authority/Other Bodies</b>
<b>LCC Highways:</b>	No objection - the proposed development will not have a significant impact on highway safety or capacity in the immediate vicinity of the site.

<b>CONSULTATIONS:</b>	<b>Additional Representations.</b>
No additional representations received.	

<b>RELEVANT POLICIES AND SITE PLANNING HISTORY:</b>
<p><b>Ribble Valley Core Strategy:</b></p> <p>Key Statement DS1: Development Strategy  Key Statement DS2: Sustainable Development  Key Statement EN2: Landscape  Key statement DMI2 Transport Considerations</p> <p>Policy DMG1: General Considerations  Policy DMG2: Strategic Considerations  Policy DMG3: Transport &amp; Mobility  Policy DME2: Landscape And Townscape Protection</p> <p>National Planning Policy Framework (NPPF)</p>
<p><b>Relevant Planning History:</b></p> <p><b>3/2008/0543</b>  Conversion/extension of garage to form living accommodation (Granny Annex type).  Approved With Conditions</p>

**3/1998/0380**

CONVERSION OF EXISTING BARN INTO 2 NO. DWELLINGS AND ERECTION OF DETACHED DOUBLE GARAGE  
Approved With Conditions

**ASSESSMENT OF PROPOSED DEVELOPMENT:****Site Description and Surrounding Area:**

The application site comprises an area of land within the residential curtilage of 'Myre Fold House' which is accessed off Public Bridleway (route 16) adjacent to the A59 which is a classified road. The site is located within the Open Countryside where there is linear development along the A50 corridor. To the south and west of the application site is an allocated Gypsy & Traveller site with a mix of residential and holiday let mobile homes and facilities as well as commercial unit immediately to the south of Myre Fold House. To north of the dwelling is a separate adjoining residential dwelling and curtilage which is not within the applicants ownership and beyond, a further paddock and agricultural buildings. The paddock area is owned by the applicant and is currently being used to graze goats, pet lambs, hens and ducks. The existing garage to the north-east of the red line boundary is also currently being used to house goats.

It should also be noted that there is extensive hardcore within the site and appears that the land levels have been altered from previous which when viewed from google street view imagery constituted a raised mound. The land where the building proposed is located outside of the original residential curtilage when the house was granted planning permission under planning ref: 3/1998/0380, however when viewing google satellite imagery and imagery of the property on Rightmove when it was last listed for sale in March 2023, the land sloped upwards to provide a screening along the southern and eastern boundaries. The land levels have been significantly reduced along the boundaries and vegetation removed after May 2023.

**Proposed Development for which consent is sought:**

The proposed development is for the erection of an agricultural building to house a small number of sheep and their lamb, housing for the pygmy goats, storage for hay/feed and storage for a tractor, grassland machinery and other equipment.

The applicants currently own 5 Pygmy goats, 14 ducks and 10 hens the submitted supporting statement indicates that Myre Fold House is currently a registered agricultural holding. The statement also advises that the applicants work in agriculture, providing agricultural contracting services to other farmers. The applicants rent 4.86 hectares of agricultural land

The aim is for the applicants to establish their own independent farming enterprise and the supporting statement indicates that if planning permission is granted, a flock of 15 texel cross breeding sheep would be established to be kept on the land at Myre Fold House and on rented grazing land. The building would be used to house the sheep during lambing time and until the ground is dry enough to graze outside as well as the storage of equipment which includes a livestock trailer, general purpose trailer, hay rack, feed troughs and sheep hurdles for handling and penning livestock and would be approximately 5.4 metres in height and would be part enclosed and part open fronted.

**Principle of Development:**

The site is not located within a defined settlement boundary and as such Policy DMG2 is of relevance.

Policy DMG2 states that within the Tier 2 villages and outside the defined settlement areas development must meet a number of criteria. This includes, development that is needed for the purposes of forestry or agriculture.

As such, an assessment must be made as to whether the proposed building is reasonably necessary for the purposes of agriculture. The proposed agricultural building would be located within garden of Myre Fold House and there is no clear separation of the land between residential and agricultural, other than the domestic curtilage of the dwelling which is not owned by the applicant. The submitted design & access statement states that the applicants have sited the building with a view to minimising its impact on both their land and the adjacent mobile home park but it is unclear why this is not sited within the area of agricultural land that is separated by a gate, rather than the domestic curtilage for the residential dwelling.

The submitted justification statement indicates the floorspace required for the animals. The sheep are required to have 30.5m<sup>2</sup> of accommodation and the Pygmy goats require 9m<sup>2</sup> of accommodation to maintain animal welfare standards. In addition, 40m<sup>2</sup> is required to accommodate hay and feed storage and equipment such as a livestock trailer, general purpose trailer, hay rack, feed troughs and sheep hurdles.

It should also be noted that the sheep have not yet been acquired, and the applicants have 5 Pygmy goats in total.

Of relevance is a similar scheme planning ref: 3/2024/0902 for an agricultural building where the applicant was proposing to establish a flock of sheep (6 increasing to 15). The application was refused as there was not currently a justification for the agricultural building as the applicant did not currently own livestock. Whilst this applicant does have some livestock and has an agricultural holding number, it is not considered that the size and scale of the building is justified at this time as the majority of the animal floorspace proposed arises from the housing of sheep which the applicant has not yet purchased.

The submitted agricultural information states that 4.86 hectares is rented and a grazing license has been submitted, however as previously stated, given that the applicant is not in ownership of the sheep and the building has been constructed to a size and scale to accommodate sheep and other animals/equipment, the need for the building is not currently justified.

In addition, Policy DMG1 of the Ribble Valley Core Strategy which states that all development must '*be 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*'.

A full assessment of the visual amenity shall be made later in this report, however it is not considered that the proposed agricultural building within the domestic curtilage of an existing dwelling is appropriate to the nature of the existing residential land use. The land to the north of the garden as outlined in blue within the application form is an existing paddock and owned by the applicant. No information has been submitted as to why the proposed building cannot be accommodated on existing agricultural land, given that the applicants goats already graze this land.

As such, the principle of an agricultural barn of the proposed size and location is not considered to be reasonably necessary for the purposes of agriculture at this moment in time.

The proposal is therefore in conflict with Policies DMG1 and DMG2 of the Ribble Valley Core Strategy.

#### **Impact Upon Residential Amenity:**

Paragraph 135 (f) of the National Planning Policy Framework states:

*‘Planning policies and decisions should ensure that developments create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users’.*

Furthermore, Policy DMG1 of the Core Strategy requires all proposals for development to consider the effects of development upon existing amenities.

The proposal site lies within close proximity to residential properties. There is some ambiguity over the postal address of the adjoining property which is in separate ownership but the Council's records indicate the postal address to be 'Myre Fold House'. Nonetheless, the erection of an agricultural building would change the use of the land from residential to agricultural. Whilst not uncommon for residential properties to be bound by agricultural land, the proposed agricultural building would be approximately 40 metres from the rear of the adjoining property at Myre Fold House and 30 metres from the residential curtilage.

The land to the south and west of the application site is a mixed use site comprising holiday let caravans and residential properties for Gypsy & Travellers. The caravans located to the west/southwest were granted planning permission under planning ref: 3/2017/0543 however the development does not appear have been constructed in accordance with the approved plans and there is an additional building where the bin area was proposed. As such, the Council cannot be certain that the holiday accommodation is being used as holiday accommodation and the assessment must be made on the worse case scenario of the structures being used as residential. The proposed agricultural building would be within 2 metres of the boundary where the lodges/caravans are located and whilst it would be sited so that there would not be any significant overshadowing or loss of light due to its orientation, its use as an agricultural building is likely to harm the occupiers of the adjacent buildings. This will be discussed below.

Appeal ref: APP/M0933/W/20/3257476 is a material consideration in the determination of this application. The appeal was for the erection of a new agricultural building within 50-100 metres of residential properties where the Inspector noted the following:

*“Nonetheless, the proposal would result in an increased number, albeit modest, of livestock. Furthermore, given the dispersed nature of the other land holdings and the intended enhanced facilities within the proposed barn, in my judgement, it would be likely to lead to a concentration and intensification of the existing activities on the site, particularly at certain times of the year, such as lambing season and winter months. This would give rise to increased noise and disturbance from the animals, farm traffic and associated lighting, along with the potential for odours. Given the close proximity of the adjacent dwellings and their curtilages, this would result in harmful effects on the living conditions of occupiers of the neighbouring properties. I am mindful of the AC Report’s comment that when the farming enterprises are modest in size, such as the appeal proposal, the effects are insignificant. However, it is also true that these types of activities are not recommended so close to residential properties. Furthermore, even though there have been no recorded complaints regarding the presence of livestock and farming equipment within the existing barns to date, this does not attest to a lack of conflict or harm to the living conditions of occupiers of nearby properties”.*

The proposed development similarly to the appeal site would result in an intensification of the existing agricultural use to the rear of the site and the farming activities such as lambing and the keeping of livestock would likely result in increased noise and odour pollution. Given the uncertainty over the current use of the adjacent mobile homes and the close proximity of the proposed agricultural building in relation to the property which adjoins Myre Fold House but is not within the ownership of the applicant, the building to be used for agricultural purposes, in particular the keeping of livestock is considered to be harmful to the amenity of neighbouring residential receptors.

Giving weight to the above appeal decision and the location of the agricultural building to residential receptors, the proposal therefore fails to comply with Policy DMG1 of the Ribble Valley Core Strategy.

**Visual Amenity/External Appearance:**

Paragraph 135 of the National Planning Policy Framework states that planning decisions should ensure that development:

- d) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- e) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- f) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities)

Policy DMG2 of the Ribble Valley Core Strategy states that:

*‘Within the open countryside development will be required to be in keeping with the character of the landscape and acknowledge the special qualities of the area by virtue of its size, design, use of materials, landscaping and siting. where possible new development should be accommodated through the re-use of existing buildings, which in most cases is more appropriate than new build’.*

Policy DMG1 of the Ribble Valley Core Strategy states that all development must:

1. be of a high standard of building design which considers the 8 building in context principles (from the CABE/english heritage building on context toolkit).
2. be 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.
3. consider the density, layout and relationship between buildings, which is of major importance. particular emphasis will be placed on visual appearance and the relationship to surroundings, including impact on landscape character, as well as the effects of development on existing amenities.
4. use sustainable construction techniques where possible and provide evidence that energy efficiency, as described within Policy DME5, has been incorporated into schemes where possible.

The proposed agricultural building would have an eaves height approximately 3.85 metres and a total height of approximately 5.4 metres. As such, the proposal would likely be visible from the bridleway that runs along the private access track (BW03-13016). The proposed agricultural building would be similar in size and appearance to the commercial building at Le Dale Mobile Home Park. The existing garage has a lower eaves height, meaning it would not fully obscure the agricultural building from public view and whilst the garage is set in from the site boundary, the proposed new building would be built much closer to the southern boundary with limited visual separation between the commercial site, the holiday accommodation and domestic property at Myre Fold House. The proposed agricultural building appears utilitarian in its design when compared to the traditional stone-built barn conversion and the garage which features, render, stone quoins and slates.

The proposed agricultural building is not considered to constitute a new building within the open countryside that is sympathetic to its surroundings. Whilst the buildings Le Dale Mobile Home/Acorn Lodge do not use traditional materials and contrast to the character of Myre Fold House, it is not considered that the materials used and siting of the agricultural barn, in such close proximity to the site boundaries would be acceptable and would appear prominent when viewed from the bridleway and incongruous with the residential character development. The development would visually read more as an extension of the

commercial adjacent site which conflicts with the residential character. Consequently, the erection of an agricultural barn in this location would cumulatively add to the visual harm by additional built form in an area currently void. As such, the proposal is considered to conflict with Policy DMG1 and DMG2 of the Ribble Valley Core Strategy.

### **Highways and Parking:**

Paragraph 116 of the National Planning Policy Framework states that *'Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network, following mitigation, would be severe, taking into account all reasonable future scenarios'*.

With regards to parking, Policy DMG3 of the Ribble Valley Core Strategy states that:

*All development proposals will be required to provide adequate car parking and servicing space in line with currently approved standards.*

Policy DMG1 also states that development must:

3. *Consider the potential traffic and car parking implications.*
4. *Ensure safe access can be provided which is suitable to accommodate the scale and type of traffic likely to be generated.*

Lancashire County Council acting as the Local Highway Authority (LHA) does not raise an objection regarding the proposed development and are of the opinion that the proposed development will not have a significant impact on highway safety or capacity in the immediate vicinity of the site.

The proposal would not impact on existing vehicular parking arrangements. As such, it would not be reasonable to refuse the scheme on lack of parking.

As such, the proposal accords with Policies DMG1 and DMG3 of the Ribble Valley Core Strategy.

### **Landscape/Ecology:**

As noted previously, there have been significant land level alterations and the loss of vegetation within the application site prior to the submission of the application. In addition, photographs have been submitted with the application which show the area of land similar where the building is proposed to comprise of rocks/hardcore with small area of grass. The application has been supported by a Biodiversity Net Gain Exemption Statement which considered that the development is exempt from the mandatory 10% Biodiversity Net Gain requirement for the following reasons:

- The proposed development at Myre Fold House does not impact on any priority habitat (condition 1)
- The proposed development at Myre Fold House impacts less than 25 square metres of onsite habitat that has a biodiversity value greater than zero
- The proposed development at Myre Fold House impacts less than 5 metres in length of onsite linear habitat

It also states that the proposed development site does not contain any priority habitats listed under the Government's List of priority habitats and species in England ('Section 41 habitats and species') and the building would be constructed on land currently occupied by stone blocks with occasional small plants not

forming a closed sward. The exemption statement then states that the area to be developed can best be classified as a habitat under the UK Habitat Classification as follows:

*U1c 232 Built up areas and gardens - Artificial unvegetated, unsealed surface – unvegetated garden*

And has a biodiversity value which does not exceed zero. As such, the applicant considers the proposed development would impact less than 25 square metres of onsite habitat that has a biodiversity value no greater than zero, thereby meeting Condition 2 of Section 4 of The Biodiversity Gain Requirements (Exemptions) Regulations 2024.

Paragraph 35 of the Biodiversity Net Gain Guidance published 14 February and updated 1 May 2024 states that:

*‘There are special provisions for the calculation of the pre-development biodiversity value of onsite habitat when loss or impact to habitats (or ‘degradation’) has occurred prior to the submission of a planning application and Biodiversity Gain Plan in order to discourage the deliberate degradation of existing onsite habitats to reduce the pre-development biodiversity value’.*

Taking into account aerial/satellite imagery, the works appear to have taken place between May 2023 and present.

Paragraph 36 of this guidance also states that:

*‘Where unauthorised degradation of the onsite habitat has taken place on the land between 30 January 2020 and the date of relevant date, the biodiversity pre-development value of the onsite habitat should be calculated as the biodiversity value of the habitat on the date immediately before the carrying out of these degradation activities. The relevant date should therefore be set as a date immediately before these activities. Unauthorised degradation of onsite habitat is any degradation which is not in accordance with a previous planning permission’.*

As such, it is not considered that the development would fall under the ‘di minimus’ exemption as degradation works have taken place to the land and there is insufficient information submitted within the application to assess the pre-biodiversity value of the site.

**Observations/Consideration of Matters Raised/Conclusion:**

As such, for the above reasons and having regard to all material considerations and matters raised that the application is recommended for refusal.

**RECOMMENDATION:**

That planning consent be refused for the following reason(s).

- |            |   |
|------------|---|
| <b>01:</b> | The proposal is located outside of a defined settlement boundary, where development is restricted. It is not considered to be reasonably necessary for the purposes of agriculture given the lack of evidenced and functional need for a building of that size, scale and location. As such the proposal does not meet one of the exceptions criteria outlined in Policy DMG2 of the Ribble Valley Core Strategy and so is an inappropriate type of development within the countryside which fails to accord with the development strategy for the Borough. |
| <b>02:</b> | The proposal by virtue of its size, scale and siting is not considered to constitute a sympathetic form of development and would be incongruous with its surroundings and cumulatively with adjacent buildings would result in visual harm to the Open Countryside, contrary to Policy DMG1   |

	and DMG2 of the Ribble Valley Core Strategy and paragraph 135 of the National Planning Policy Framework.
<b>03:</b>	The proposal by virtue of its use and siting would result in adverse impact to the amenity of the surrounding residential properties by way of unacceptable odour/flies nuisance and noise disturbance, contrary to Policy DMG1 of the Ribble Valley Core Strategy.
<b>04:</b>	The development is not considered to be 'de minimis' and exempt from Biodiversity Net Gain under Section 4 of The Biodiversity Gain Requirements (Exemptions) Regulations 2024 as a result of degradation works. As such, there is insufficient information submitted within the application to determine the biodiversity pre-development value of the onsite habitat.