

# MOOR GAME HALL, OLD CLITHEROE ROAD, DUTTON, LONGRIDGE, PR3 2YU

Part retrospective application associated with the erection of an agricultural storage barn; erection of 3 poles associated with the installation of CCTV and hardstanding.

## PLANNING DESIGN AND ACCESS STATEMENT

November 2025

# REPORT CONTROL

<b>Document type</b>	Planning Statement
<b>Project</b>	Moor Game Hall
<b>Client</b>	Mrs. Jayne Myers and Mr. Colin Myers
<b>Job Number</b>	25-2453

## Document Checking

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## Revision Status

<b>Issue</b>	<b>Date</b>
DRAFT V1	24/09/2025
FINAL	19/11/2025

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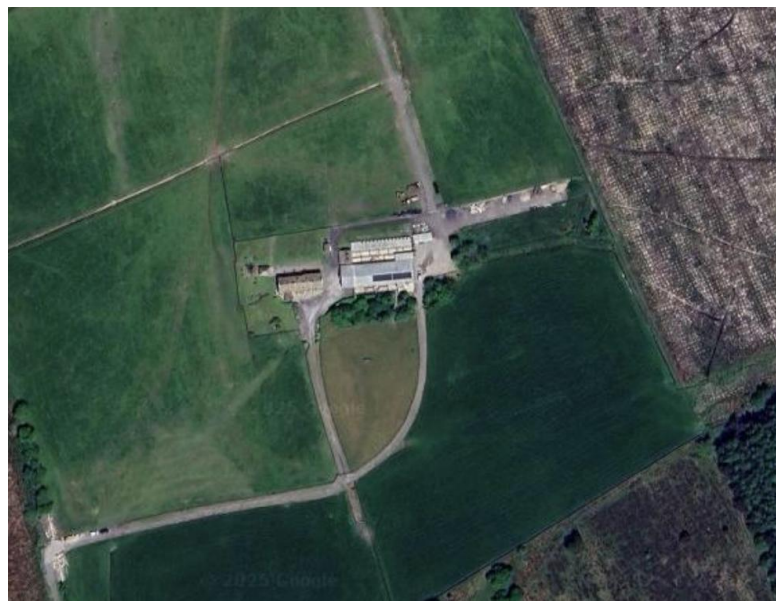
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## **/1 INTRODUCTION**

- 1.1. PWA has been retained by Mrs. Jayne Myers and Mr. Colin Myers ('the applicants') to submit a Full Planning Application for a part retrospective proposal associated with the erection of an agricultural storage barn, erection of 3 poles associated with the installation of CCTV and hardstanding. The submission is made to Ribble Valley Borough Council, as the Local Planning Authority (LPA).
- 1.2. For clarity, the retrospective elements of the application relate to the cleared hardstanding area and erection of 3 poles for the purpose of CCTV installation. All other works have not been undertaken.
- 1.3. The works are required to ensure equipment and machinery associated with the agricultural use can be stored securely, whilst also allowing the occupiers to increase security and feel safe within their own home. Overall, it is considered that the works are acceptable within this site and location, and a full assessment on the reasons for this are provided below.
- 1.4. This planning submission comprises the following:
  - This Planning Design and Access Statement
  - Location Plan (Ref: Ex.00b)
  - Existing Site Plan (Ref: Ex.02b)
  - Proposed Site Plan (Ref: PL.01A)
  - Proposed Floor Plans and Elevations (Ref: PL.02A)
  - Proposed Overall Site Plan (Ref: PL.03c)
- 1.5. Should the Local Planning Authority ('the LPA') require any further information for the swift and positive determination of this application, please contact the Agent in the first instance.

## /2 SITE DESCRIPTION AND CONTEXT

- 2.1. The site itself comprises an existing two-storey dwelling constructed of stone with a slate roof, situated to the west of the site, and a single storey former dog kennels, outbuildings and a cleared hardstanding surface to the east of the site. The house and the kennels are accessed via separate driveways, joining to form a single access track before reaching the public highway of Old Clitheroe Road, to the south. Three poles associated with CCTV installation have also been erected; however, it should be noted that no CCTV cameras are currently installed.



*Figure 1 – Aerial view of Moor Game Hall (Source: Google Maps)*

- 2.2. Drainage works associated with the agricultural farm use have also been recently undertaken within the field to the southwest of the existing buildings and other locations. These works were required because drains had been damaged from the presence of fire engines using the land to fight a forestry fire to the east<sup>1</sup>. In this respect, the works were a response to the fire engine access and are required to mitigate this damage on the agricultural site. In this case, the works were reasonably necessary for the purposes of agriculture within the agricultural unit and hence would constitute permitted development under the General Permitted Development Order (GPDO) Part 6 Class A(b) – comprising any excavation or engineering operations.

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<sup>1</sup> <https://www.bbc.co.uk/news/uk-england-lancashire-52874321>

- 2.3. The site is located within an area of open countryside and Forest of Bowland National Landscape with limited built development within the immediate surrounding context. The closest built development is a relatively modern residential dwelling located circa 305m to the south-west of the site. Further to the south of the site (circa 790m) runs Old Clitheroe Road.
- 2.4. The local landscape is varied in terms of topography. The site itself sits at 278m above sea level, with the surrounding landscape to the east, south and west also of similar elevation (between 256 -272m above sea level). To the north of the site lies Longridge Fell, where the elevation increases sharply to between 300 – 350 metres above sea level.
- 2.5. As shown within Figure 1 above, an existing area of hardstanding has been cleared to the east of existing buildings. At this moment in time, it is used for the open storage of materials and machinery for the 50ha agricultural farm and requires secure internal storage. There are also two containers located within the hardstanding area, and following the approval of the agricultural storage barn associated with this application, these features will be removed.
- 2.6. Three poles associated with the CCTV installation have also been erected. Two of these poles are located within the field to the south of the house. The remaining pole is located to the north of the existing buildings on the site. At this current time, no CCTV has been installed on these poles.

#### Planning History

- 2.7. A search of the site's planning records has been undertaken as part of this planning submission. In this respect, the below applications relate to the site:
- **Ref: 3/2011/0645** - Proposed roof mounted 10Kwp solar PV installation (Approved September 2011)
  - **Ref: 3/2010/0127** - Proposed wind turbine on a free standing 15m mast on the grounds of the Dutton Doghouse (Approved April 2010)
  - **Ref: 3/2004/0833** - Residential Staff Accommodation (Refused October 2004)
  - **Ref: 3/2003/1052** - Change of use of granny flat to holiday let (Approved January 2004)
  - **Ref: 3/2003/0464** - Proposed additional modular dog kennels and cattery (Approved July 2003)

- **Ref: 3/2000/009N** – Erection of feed store/animal shelter (Approved April 2000)
- **Ref: 3/1998/0864** – Conversion of Store into Granny Flat (Approved September 2000)
- **Ref: 3/1998/0229** - Substitute application 97/0781 for new dog hydrotherapy unit adjacent to existing kennels (Approved May 1998)
- **Ref: 3/1997/0781** - Extension to dog kennels, new dog isolation and dog hydrotherapy areas (Approved December 1997)

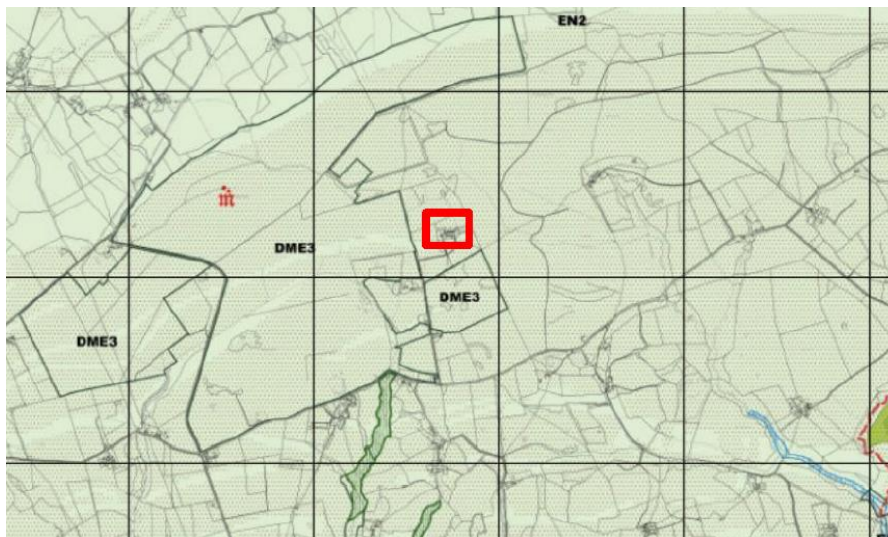
- 2.8. It is not considered that any of the above applications include restrictions which would not allow the proposals within this application to come forward.
- 2.9. In respect of recent correspondence with the LPA, it is noted that an enforcement enquiry has been opened regarding the works on the site. In this respect, a Planning Contravention Notice (PCN) was served to the Applicants on 11 December 2024 and included questions relating to the residential annex (now resolved), hardstanding, drainage works, erected CCTV poles and operations undertaken on the land. This was responded to by the Applicants in January 2025.
- 2.10. This application seeks to regularise the cleared hardstanding area and erected poles, whilst as noted above the drainage works are considered to fall under the GPDO.

### **/3 PROPOSED DEVELOPMENT (DESIGN AND ACCESS STATEMENT)**

- 3.1. As noted previously within this statement, the proposal relates to the erection of an agricultural storage barn, erection of 3 poles associated with the installation of CCTV and hardstanding. Of this, the cleared hardstanding area and erection of 3 poles are retrospective works.
- 3.2. In terms of the proposed agricultural storage barn, it will comprise of a building with a 14.5m length and 11m width. In total, the floor area will amount to 159sqm. The building will be rectangular with a pitched roof and overall will reach a height of 3m at the eaves and 6.3m at the roof ridge. The walls will be constructed from metal cladding with a stone base, whilst the roof will be comprised of metal sheeting. As shown on the proposed site plan, the building will be located on an area of the cleared hardstanding and will be used for the storage of materials and machinery associated with the agricultural use. As noted previously, there are existing containers on the site (shown on existing site plan). These containers will be removed once the building is approved and constructed.
- 3.3. The cleared hardstanding is a retrospective element of the application. The clearing of the hardstanding was undertaken to allow materials and machinery associated with the agricultural use to be stored and parked.
- 3.4. In respect of the poles, three have been erected on the site and are located to the north of the existing buildings, and within the southern field adjacent to the access road leading up to the buildings. These poles are 5m in height, but do not include any CCTV cameras. They are constructed from a steel material. Overall, a total of 3 poles with CCTV installed will be located on the site. Collectively, the CCTV will allow additional security that will ultimately allow the occupiers to feel more secure on this isolated site. It will also act as a deterrent to rural crime, which is a growing problem for agricultural landowners.

## /4 PLANNING POLICY CONTEXT

- 4.1. The Council's Development Plan comprises the Ribble Valley Core Strategy 2008-2028 (adopted 2014), the Housing and Development DPD (adopted 2019), the associated Proposals Map (adopted 2019) and the Longridge Neighbourhood Plan, 2028 (adopted 2018). It should be noted that the site does not fall within the area designated within the Longridge Neighbourhood Plan. The Council are currently in the process of a Local Plan Review which will update the local development framework to establish a new vision, underlying objectives and key principles that will guide the development within the Ribble Valley to 2038. The Council have undertaken their Regulation 18 (Strategic Matters) consultation between May – July 2022. At this stage, no dates have been announced on the next phase of the plan.
- 4.2. The site has the following planning designations:
- Forest of Bowland Area of Outstanding Natural Beauty (AONB) ('National Landscape')
  - Open Countryside
  - Minerals Safeguarding Area



*Figure 2 - Screenshot of Council's Proposals Map, site highlighted within red box*

- 4.3. The site is not located within a conservation area, nor does it comprise statutory or locally listed buildings. The site is located within Flood Zone 1, defined as having a low probability of flooding with a less than 0.1% annual probability of river or sea flooding. Two County

Biological Heritage Sites are located directly to the south and west of the site (DME3 on map above).

4.4. In respect of development plan policies, the following are relevant:

- Core Strategy Key Statement DS2 (Sustainable Development)
- Core Strategy Key Statement EN2 (Landscape)
- Core Strategy Key Statement DMG1 (General Considerations)
- Core Strategy Key Statement DMG2 (Strategic Considerations)

4.5. All the above will be considered within the Planning Assessment section below. Other material considerations comprise of the National Planning Policy Framework (2024).

4.6. **Paragraph 135** of the NPPF also relates to design and includes criteria for design related planning policies and decisions. This includes:

- 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);
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
- f) 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; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience

4.7. **Paragraph 187** of the NPPF relates to conserving and enhancing the natural environment, and states planning policies and decisions should contribute to and enhance the natural and local environment.

4.8. **Paragraph 189** of the NPPF states, *"Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and National Landscapes which have the highest status of protection in relation to these issues. The conservation and enhancement of wildlife and cultural heritage are also important considerations in these areas, and should be given great weight in National Parks and the Broads<sup>66</sup>. The scale and extent of development within all these designated areas should be limited, while development within their setting should be sensitively located and designed to avoid or minimise adverse impacts on the designated areas."*

## **/5 PLANNING ASSESSMENT**

### Principle of Development

5.1. Policy DMG2 relates to Strategic Considerations and states:

*Within the tier 2 villages and outside the defined settlement areas development must meet at least one of the following considerations:*

.....

*2. the development is needed for the purposes of forestry or agriculture.*

.....

*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.*

*In protecting the designated area of outstanding natural beauty the council will have regard to the economic and social well being of the area. However, the most important consideration in the assessment of any development proposals will be the protection, conservation and enhancement of the landscape and character of the area avoiding where possible habitat fragmentation. Where possible new development should be accommodated through the re-use of existing buildings, which in most cases is more appropriate than new build. Development will be required to be in keeping with the character of the landscape and acknowledge the special qualities of the ANOB by virtue of its size, design, use of material, landscaping and siting. The AONB management plan should be considered and will be used by the council in determining planning applications.*

5.2. With the above in mind, it is considered that the proposed agricultural storage building and associated hardstanding is required to ensure the storage of equipment and machinery required as part of the ongoing and future land management/agricultural activities which take place on the farm. The proposed poles and installation of CCTV will function to provide security for the occupiers of the house associated with the farm and ultimately also provide

increased protection of the farm and the materials and machinery stored on-site. Therefore, it is considered that all the proposals within the application are consistent with criteria 2 of Policy DMG2.

- 5.3. Although it is appreciated the policy text where possible would prefer the re-use of existing buildings within the open countryside and National Landscape, in this case there are no existing buildings on site which could perform the secure storage function that the proposed building will provide. Furthermore, the allowance of the proposed building, will result in the removal of the existing storage containers, resulting in a tidy and uncluttered appearance within the eastern area of the site. This will be an overall improvement with regards to the appearance of the site.
- 5.4. In respect of its impact on the open countryside or National Landscape, the proposed building is of a reasonable size, which due to the surrounding topography and landscaping screening within the surrounding context would barely be visible from publicly accessible views. Where it would be visible from Public Rights of Way (PRoW) to the west and north, its size would not be dominant within the landscape and would in many views be screened by the existing buildings on site. Furthermore, the proposed design is synonymous with agricultural buildings and therefore it will not be an incongruous feature within the landscape.
- 5.5. Given the ground level nature of the hardstanding, it will not be seen from outside the site and therefore its impact is minimal. For the proposed poles and CCTV installation, given the slim nature of their design, it is not considered that they will cause any negative impacts on the open countryside or National Landscape and have been proposed to provide a practical security solution for the dwelling and agricultural use.
- 5.6. Overall, the proposed works are consistent with agricultural development criteria 2 of Policy DMG2. The nature of the proposals and general improvement of appearance in the eastern area of the site will also not impact the character and appearance of the open countryside, whilst also protecting, conserving and enhancing the National Landscape.

## Landscape

5.7. Policy DMG1 relates to general considerations and states:

*'All development must be sympathetic to existing and proposed land uses in terms of its size, intensity and nature as well as scale, massing and style...particular emphasis will be placed on visual appearance and the relationship to surroundings, including impact on landscape character.'*

5.8. Further to the above, Key Statement EN2 states:

*'The landscape and character of the Forest of Bowland Area of Outstanding Natural Beauty will be protected, conserved and enhanced. Any development will need to contribute to the conservation of the natural beauty of the area. 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.'*

5.9. As set out above, it is considered that any impact on the surrounding landscape will come from the proposed agricultural storage building. Nevertheless, given that it will improve the appearance of the eastern part of the site (by allowing the removal of other built form) and will also be screened by the existing topography, landscaping and buildings, it is considered that the impact on the landscape character will be minimal and the landscape character of the National Landscape's natural Beauty will be protected, conserved and enhanced.

5.10. Whilst there are existing features which allow the building to be screened and less dominant, the relatively modest size, agricultural design and materiality will also allow the building to sit in harmony within the landscape context and existing buildings on site. With this in mind, any public views from PRow's will not result in a building which would cause a detrimental visual impact to the character or special qualities of the area. In contrast, the proposed building will sit in unison with the surrounding context.

5.11. Given the low-lying nature of the hardstanding and slim design of the CCTV poles and cameras, the impact of this development on the surrounding landscape will be minimal.

5.12. Overall, all the elements of the proposed development will not impact the landscape or character to an unacceptable degree, and protect, conserve and enhance the natural Beauty

of the National Landscape. The development is therefore compliant with policies DMG1 and Key Statement EN2.

Biodiversity Net Gain (BNG)

- 5.13. Paragraph: 003 Reference ID: 74-003-20240214 of the Planning Practice Guidance (PPG) provides guidance on which planning permissions are in scope and which are exempt from BNG.
- 5.14. In this respect, it is confirmed that biodiversity net gain does not apply to retrospective planning permissions made under section 73A. With this in the mind and as the application is part-retrospective (hardstanding and poles), BNG does not apply to this development.

## **/6 CONCLUSION**

- 6.1. In conclusion, PWA has been retained by Mrs. Jayne Myers and Mr. Colin Myers ('the applicants') to submit a Full Planning Application for a part retrospective proposal associated with the erection of an agricultural storage barn, erection of 3 poles associated with the installation of CCTV and hardstanding.
- 6.2. Overall, this application seeks to regularise the works (poles and cleared hardstanding) which have been undertaken on the site, whilst also allowing an agricultural storage building and complete installation of CCTV cameras on the locations identified. These works will improve the untidy appearance of the eastern area of the site, whilst also providing much needed security for the agricultural use and associated dwelling. It is also considered that none of the retrospective or proposed works within this application would impact the character of the open countryside, and will protect, conserve and enhance the special qualities of the National Landscape.
- 6.3. The proposal is compliant with the relevant Development Plan planning policies identified within this statement, and we would therefore respectfully request that the LPA approve the application.



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