

Planning, Design & Access Statement

In Support of a Planning Application for

**The removal of a personal condition,
change of use of an existing building to a
welding and fabrication workshop (Use
Class B2), and the erection of a storage
building (Use Class B8) in association with
an established agricultural contracting
business**

at

**High Head Barn
Moss Lane
Chipping
PR3 2TR**

**Andrew Hodkinson
24th March 2026**

1. INTRODUCTION

- 1.1 This Planning, Design and Access Statement has been prepared on behalf of Andrew Hodgkinson (“the applicant”) who is seeking consent for:

The removal of a personal condition, change of use of an existing building to a welding and fabrication workshop (Use Class B2), and the erection of a storage building (Use Class B8) in association with an established agricultural contracting business.

- 1.2 The change of use relates to an existing building which currently benefits from planning permission subject to a condition restricting its use to cheese manufacture in connection with a named individual.
- 1.3 The application seeks to remove that restriction to enable the lawful operation of an established rural business which combines agricultural contracting and welding/fabrication services.

2. THE SITE AND SURROUNDING AREA

- 2.1 The application site comprises a parcel of land located within the rural area of Ribble Valley, positioned at the junction of Moss Lane and Green Lane on the south easter outskirts of Chipping.
- 2.2 The site contains two traditional red brick barns with a timber mono pitch extension linking the two buildings, sited on an area of hard standing.
- 2.3 The surrounding area is predominantly rural in character, comprising open agricultural land interspersed with isolated farmsteads and individual dwellings.
- 2.4 The site occupies a corner position at the meeting of two rural lanes, Green Lane running broadly north east to south west and Moss Lane running north to south. The site benefits from an existing vehicular access from Moss Lane.
- 2.5 To the east, on the opposite side of Moss Lane, is a residential property known as High Head, together with associated curtilage and outbuildings. Additional residential properties are sited further away to the south west along Moss Lane.
- 2.6 The site is within the Forest of Bowland National Landscape

3. PLANNING HISTORY AND EXISTING CONDITION

Planning permission was granted for the use of the building for cheese manufacture in 1999, subject to the following condition:

“this permission shall enure for the benefit of Mr W R Kitching in connection with the business of cheese manufacture”.

- 3.2 This condition restricts both the occupant and the nature of the use, meaning the permission does not run with the land.
- 3.3 The current application seeks to remove this restrictive condition and establish a lawful and flexible employment use appropriate to the building and its rural context.

4. THE APPLICANT’S BUSINESS AND OPERATIONAL NEED

- 4.1 The applicant operates an established mixed rural business which combines agricultural contracting services with welding and fabrication work. The two elements of the business are complementary, with welding services supporting both the maintenance of agricultural machinery and the provision of fabrication services to third parties.
- 4.2 The applicant needs to relocate the business from its current site, following the refusal of a Certificate of Existing Lawful Use and the dismissal of a subsequent appeal. There is a clear and immediate need to secure a suitable site from which the business can continue to operate. Without an alternative base, the continued operation of the business would be a risk, with associated economic implications.

5. PROPOSED DEVELOPMENT

- 5.1 The application seeks permission for the removal of the personal condition, the change of use of the existing building to a welding and fabrication workshop (Use Class B2) and the erection of a storage building (Use Class B8).
- 5.2 The change of use will facilitate the fabrication, assembly and repair of metal components using welding equipment, with ancillary storage of materials and finished products. Works will be undertaken using welders, grinders, drills, steel cutters and punching machinery. All fabrication activities will take place internally within the building with no external working nor external fabrication areas
- 5.3 The proposed storage building, which will provide storage of agricultural machinery and equipment associated with the agricultural contracting element of the enterprise, will be of an agricultural form, constructed using a steel portal frame and profiled cladding in colour. This design reflects the character of rural buildings and minimises landscape impact.

- 5.4 The scale of the applicant's operation will remain modest with a sole operator, limited daily vehicle movements and no regular HGV activity. Hours of operation will be:-

7.00am to 5.00pm Monday to Friday

7.00am to 1.00pm Saturday

6. PLANNING POLICY CONTEXT

- 6.1 National guidance comprises the National Planning Policy Framework (Dec 2024) and the Planning Practice Guidance. At the local level the adopted Core Strategy 2008-2028 provides the local planning policy framework for the area.

National Planning Policy Framework

- 6.2 Paragraph 8 defines three overarching objectives of sustainable development: economic, social and environmental. Development proposals should contribute positively to these objectives
- 6.3 At the heart of the NPPF is a presumption in favour of sustainable development, defined by Paragraph 11. This applies to both plan-making and decision-taking.
- 6.4 Paragraph 88 supports a prosperous rural economy and allows for sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed new buildings.
- 6.5 Paragraph 89 sets out that policies and decision should recognise that sites to meet local business needs in rural area may have to be found beyond existing settlements and the use of previously developed land should be encouraged

Core Strategy 2008-2028

- 6.6 Policy DS1 sets out the overall spatial approach to development in Ribble Valley and allows development in rural areas where it supports the rural economy, is appropriate in scale and nature and respects the character of the area.
- 6.7 Policy DS2 reflects the core principle of the NPPF for sustainable development.
- 6.8 Policy DMB1 supports new and expanding business, including in rural areas and encourages small and medium enterprises and the re-use of existing buildings provided development is appropriately located, of a suitable scale and does not harm residential amenity or the environment.

- 6.9 Policy EN2 seeks to protect and enhance the landscape character of the borough and requires development to reflect local landscape character, avoid visual intrusion and be well designed and appropriately sited.

7. PLANNING ASSESSMENT

Principle of Development

- 7.1 The proposal represents the continuation and relocation of an established rural business. The removal of the personal condition is necessary to allow the site to function as a flexible economic asset, rather than being tied to a specific individual and activity.
- 7.2 Policy DMB1 supports employment development where it supports business growth, is of an appropriate scale and is compatible with its surroundings.
- 7.3 The agricultural contracting element of the business has an inherent need to be located within a rural area for storage of machinery, immediate access to farmland and seasonal operations. The welding and fabrication element, whilst serving third parties, is functionally linked to the agricultural contracting business and forms part of a single integrated enterprise.
- 7.4 Whilst the welding element of the business could, in isolation, be located within a traditional employment area, this would not be practical given the integrated nature of the business and its reliance on agricultural contracting operations which are inherently rural in character. The separation of these functions across multiple sites would result in operational inefficiencies and increased vehicle movements.
- 7.5 The co-location of these activities improves operational efficiency, reduces the need for multiple sites and minimises vehicle movements between locations.
- 7.6 The proposal is therefore consistent with the objectives of supporting rural enterprise and economic growth.

Design Considerations

- 7.7 The proposal has been designed to ensure that there are no unacceptable impacts on the character of the area or amenity of neighbouring properties, in accordance with Policy DMG1.
- 7.8 In visual terms, the proposed storage building will be of a simple agricultural form being constructed with a steel portal frame and clad in box profile tin in a recessive colour. Such buildings are a characteristic of the rural area and will integrate appropriately with the surrounding landscape.

- 7.9 The scale of the business is modest with the applicant being a sole trader, therefore activity on the site will be limited accordingly. The nature of the operation is such that agricultural contracting and fabrication activities are not undertaken concurrently.
- 7.10 All welding and fabrication works will take place internally within the existing buildings only. This ensures that noise associated with such activities is contained and minimised, thereby reducing the potential for off-site impacts.
- 7.11 The proposed storage building will be located to the north east of the site, with a separation distance of approximately 50m from the nearest neighbouring dwelling. This relationship is further mitigated by the presence of Moss Lane between the site and the dwelling, providing additional special separation.
- 7.12 Vehicle movements associated with the development will be limited and typical of a small-scale rural enterprise. The site benefits from existing access from Moss Lane, and the proposal will not result in a severe impact on the local highway network.
- 7.13 Having regards to the nature, scale and operation of the proposed development, it is considered that the proposal will not result in unacceptable impacts in terms of noise, disturbance, visual impact or highway safety, and therefore accords with Policy DMG1.

Landscape Impact

- 7.14 The application site lies within the Forest of Bowland National Landscape, where great weight is afforded to conserving and enhancing landscape character in accordance with Policy EN2.
- 7.15 The proposal has been carefully designed to ensure that it responds appropriately to the sensitive landscape context. The development is confined to an existing group of buildings and associated hard standing, ensuring that it does not extend built form into previously undeveloped areas of the open countryside.
- 7.16 The proposed storage building will be of a simple agricultural form, utilising a steel portal frame and profiled cladding. This reflects the appearance of modern agricultural buildings commonly found within the local landscape and ensures that the development integrates with its surroundings.
- 7.18 The siting of the proposed building ensures that it remains closely related to the established built form on the site, thereby avoiding visual sprawl or fragmentation. The new building will be read in the context of the existing buildings and wider agricultural setting, rather than as an isolated or intrusive feature.
- 7.19 The change of use of the existing buildings will not give rise to any external alterations and would not therefore result in any additional visual impact.

- 7.20 Overall, the proposal conserves the character and appearance of the Forest of Bowland National Landscape and accords with Policy EN2 of the Ribble Valley Core Strategy and the relevant provisions of the NPPF.

6. CONCLUSIONS

- 6.1 The application seeks to remove a restrictive personal condition and facilitate the continued operation of a long-established rural business comprising agricultural contracting and welding/fabrication services.
- 6.2 The proposal represents a sustainable and logical form of rural economic development, making effective use of existing buildings and providing a modest extension in the form a sensitively designed storage building appropriate to its countryside setting.
- 6.3 The agricultural contracting element of the business has an inherent requirement for a rural location, and the co-location of welding and fabrication activities alongside this use represents an efficient and integrated operation which reduced the need for multiple site and associated vehicle movements.
- 6.4 The development has been carefully designed to ensure that there are no unacceptable impacts in terms of residential amenity, highway safety or landscape character. In particular, the proposal preserves the character and appearance of the Forest of Bowland National Landscape.
- 6.5 The proposal supports an established small rural enterprise and contributes positively to the local economy, in line with Policy DMB1, whilst also complying with the requirements of DMG1.
- 6.6 When assessed against the development plan as a whole and having regard to the presumption in favour of sustainable development set out in the NPPF, the proposal is considered to represent sustainable development, and planning permission should be granted.