

Ribble Valley Borough Council

DELEGATED ITEM FILE REPORT

Ref: AW/JS

Application No:	3/99/0132/P
Development Proposed:	Change of use of 0.25 acres of agricultural land to form extension of domestic curtilage and construction of hard track at Buckthorn House, Clitheroe Road, Bashall Eaves

CONSULTATIONS: Parish/Town Council

Parish Council - This Council accepts the reasons for the change of domestic curtilage as the house is not to be used as a farm worker's dwelling. There are no adverse comments to the proposal.

CONSULTATIONS: Highway/Water Authority/Other Bodies

Environment Directorate (County Surveyor) - No objections.

CONSULTATIONS: Nearby Residents

No representations have been received.

COMMENTS/RECOMMENDATION:

This planning application seeks planning permission to change the use of 0.25 acres of agricultural land to form an extension of domestic curtilage and construction of a hard track at Buckthorn House, Clitheroe Road, Bashall Eaves.

The site is located outside any recognised settlements and within the Forest of Bowland area of outstanding natural beauty as defined by the Districtwide Local Plan. As such policies G1, ENV1 and H12 of the plan apply.

The site comprises of an existing agricultural field which is partly used as a garden area which is situated at both the front and side of the existing farmhouse. Upon the boundaries of the site is an existing post and wire fence which has been constructed there for some time. The site of the proposed track comprises of the route of an existing track.

Given that the area of land is relatively small, that the proposal follows existing features and that the area of land is currently used as domestic curtilage, it is felt that the change of use part of the proposal will not have a detrimental impact on the landscape. Also given the above, this part of the proposal accords with Policy H12 of the plan. Again, the route of the proposed track follows the line of the existing track.

The proposal will not affect the amenities of any adjoining occupiers as the proposal is located some 180m from the adjoining occupier of Agden Farm.

For the above reasons I recommend accordingly.

RECOMMENDATION: That conditional planning permission be granted.