

Conclusion

There is no 'in principle' objection to the proposal from an Economic Development and Planning Policy perspective, given the ability of this proposal to contribute to National Planning Policy Framework (NPPF) (2021) and Policies DMB3 and DMG2 of the Core Strategy, therefore approval would be recommended.



Rebecca Turner
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Colin Hirst
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REGENERATION AND HOUSING

Ribble Valley Borough Council

From: Rebecca Turner

To: Laura Eastwood

cc: Colin Hirst

Ext: 4570

Date: 02/09/2021

Location: Fell View Barn Barret Hill Brown Bolton by Bowland BB7 4PQ

Re: POLICY RESPONSE – Planning App no. 3/2021/0803

Brief Description of Proposal

The proposal relates to the change of use of an agricultural building to education barn.

Background

A pre-application enquiry was submitted earlier this year. At this stage it was proposed to use the existing portal frame barn as livery stables, to provide a 20 metre by 40 metre menage and a circular horse exerciser. Following advice from a Council Planning Officer the applicant is now not proceeding with the livery proposal or the additional building.

Policy Response

The site falls within the Parish of Bolton-by Bowland and is in open farmland and in open countryside. The proposal is located outside of any defined settlement boundary and is located within the AONB.

The National Planning Policy Framework (NPPF) (2021) (para 84) supports a prosperous rural economy and planning policies, and decisions should enable "the sustainable growth and expansion of all types of business in rural areas, both through the conversion of existing buildings and well-designed new buildings. Para 85 further goes on to state that "policies and decisions should recognise that sites to meet local business and community needs in rural areas may have to be found adjacent to our beyond existing settlements, and in locations that are not well served by public transport.

Notwithstanding the above I am mindful of the fact that the proposed development is located in the AONB as Policy DMB3 outlines that for developments located in the AONB proposals should not introduce built development into an area largely devoid of structures and it is important that development is not of large scale and should contribute to the protection, conservation and enhancement of the natural beauty of the landscape. Policy DMG2 also states that the development outside settlement outside settlement boundaries will not be permitted unless it meets one of several exceptions such as "the development is for small-scale uses appropriate to a rural area where a local need or benefit can be demonstrated". In my view I would consider the proposed change of use having a small-scale impact on the landscape, therefore complying with the policies outlined in this response.