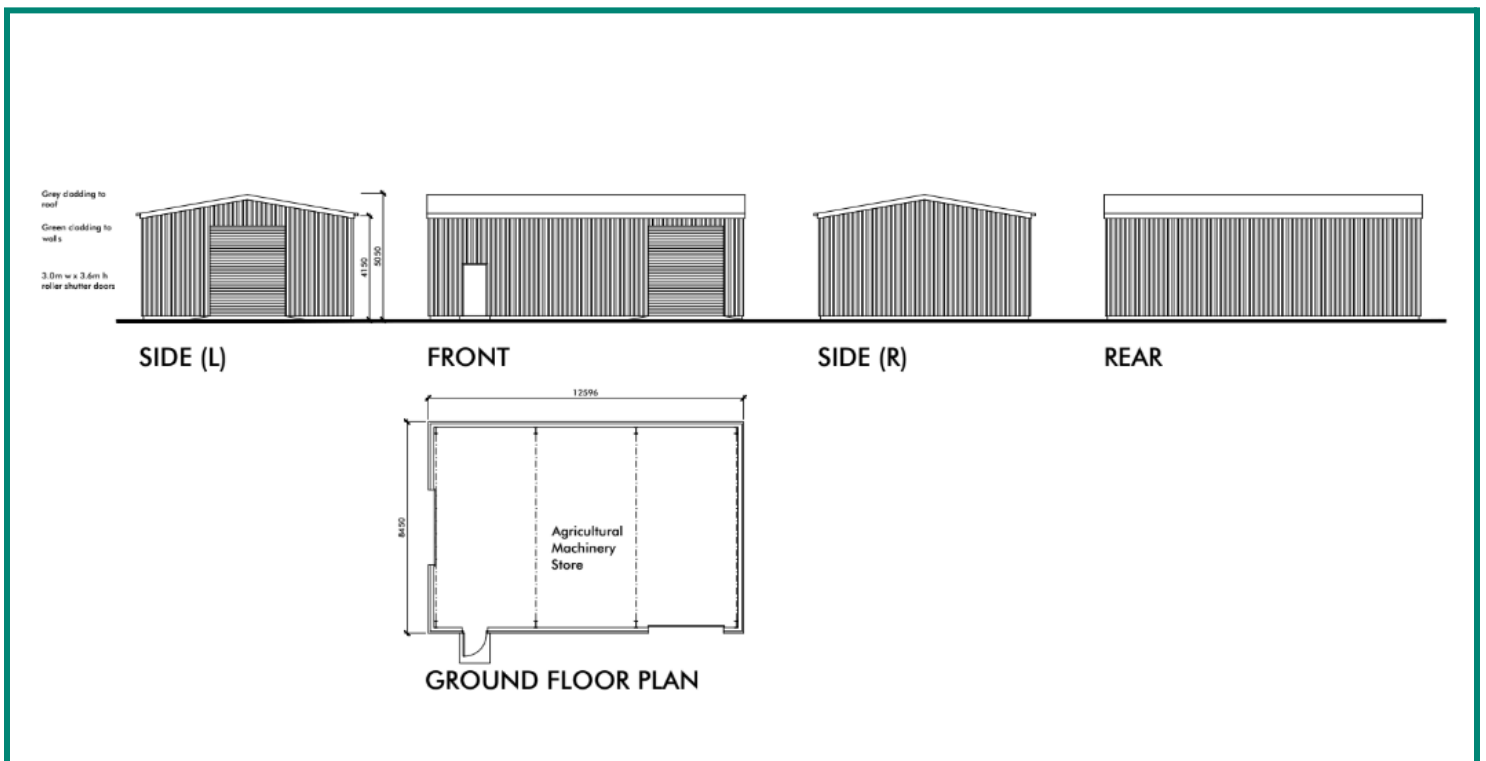


PLANNING STATEMENT & AGRICULTURAL JUSTIFICATION

29th January 2024

Erection of a Multi Purpose Agricultural Building



Land at The Hillocks, Blue Stone Lane, Mawdesley, ORMSKIRK, L40 2RJ

Prepared by MacMarshalls Rural Chartered Surveyors & Planning Consultants
on behalf of Mrs S Welsby



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1. INSTRUCTIONS

- 1.1. MacMarshalls are instructed on behalf of Mrs Welsby herein referred to as the 'Applicant', to submit an application for:
 - The erection of a multi purpose agricultural building on land adjoining The Hillocks, Bluestone Lane, Mawdesley, L40 2RJ
- 1.2. This planning statement accompanies a submission to Chorley Council for full planning permission.

2. INTRODUCTION & BACKGROUND

- 2.1. The Applicants total area of land where the building is proposed totals approximately 0.11 hectares. The images below give a greater understanding of the site.
- 2.2. The Land has a fairly extensive planning history, including a variety of buildings and uses. Relevant planning history is set out in Section 4 of this Statement.
- 2.3. The appellant purchased the land with her husband in 2010. At the time of purchase the land included one dwelling house, stables to the rear (west) and accessed via a track immediately down the north side of the dwelling and through its curtilage, a barn to the north of the dwelling, and associated fields, as shown in the 2009 aerial photograph below:



- 2.4. The applicant seeks planning permission for an agricultural building for the storage of agricultural machinery which will be used to manage the land.



- 2.5. The site relates to an area of agricultural land, located to the west of Blue Stone Lane. It sits to the rear of the dwelling, known as The Hillocks.

3. THE PROPOSAL & JUSTIFICATION

- 3.1. The Applicant proposes:
 - 3.1.1. The erection of a multi purpose agricultural building.
- 3.2. This agricultural building will serve the applicant in a number of ways, including:
 - 3.2.1. Storage of machinery and equipment/implements used in relation to the agricultural use of the wider land, and for the maintenance of the Land.
- 3.3. The appellant has a small tractor, a sheep trailer, and a 6ft x 4ft trailer.
- 3.4. This building is needed for the applicants to keep their agricultural equipment in to protect them from the outdoor elements. This will prevent damage and increase the longevity of the machinery. This therefore reduces maintenance costs. It also creates a tidier site as the vehicles will be stored internally.
- 3.5. The space requirements have been calculated based on the machinery to be stored. There is no other agricultural building on the site that would allow for the storage, therefore this building is required.

4. PLANNING HISTORY

- 4.1. 02/01024/FUL: Erection of porch to front Approved: 27 November 2002.
- 4.2. 10/00890/FUL: Demolition of existing property and the erection of a 4-bed roomed dwelling with a detached double garage Approved: 24 December 2010.
- 4.3. 15/01108/FUL: Erection of two storey side extension and remodelling of roof Approved: 18 December 2015.
- 4.4. 16/00313/PDE: Proposed single storey rear extension measuring 8m in depth, 6.2m in width, 3m high to the eaves and 4m maximum height to the ridge Approved: 13 May 2016.

- 4.5. 18/00137/FUL: Demolition of existing stable block and sheds and erection of 1no. Bungalow Approved 30 April 2019.
- 4.6. 19/00455/FULHH: Erection of 2.7m high close boarded fence (retrospective) Approved 13th September 2019.
- 4.7. 3.7. 19/00065/CLEUD: Application for certificate of lawfulness for an existing use comprising a mixed use of residential and building maintenance and repairs business including external storage yard Refused 25th November 2021.
- 4.8. 22/00549/CLPD: Application for a certificate of lawfulness for a proposed detached outbuilding Approved 2nd September 2022.
- 4.9. 23/00460/FUL | Demolition of outbuildings and the construction of a detached dwelling | The Hillocks Blue Stone Lane Mawdesley Ormskirk L40 2RJ Approved 20 October 2023.

5. PLANNING POLICY AND JUSTIFICATION

- 5.1. Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that if regard is to be had to the Development Plan for the purpose of any determination to be made under the Planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise.
- 5.2. The following national and local policies require consideration:
 - 5.2.1. National Planning Policy Framework (NPPF);
 - 5.2.2. Chorley Local Plan 2012-2026 (adopted September 2012);
- 5.3. The principle of the development will therefore adhere to the conditions of Local, Regional and National Countryside Policy. The National Planning Policy Framework (NPPF) sets out the government's planning policies for England and how these are expected to be applied, setting out the government's requirements for the planning system only to the extent that is relevant, proportionate and necessary to do so.
 - 5.3.1. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. The National Planning Policy Framework (NPPF) compliments this requirement. The revised NPPF was updated on 20th December 2023 and sets out the Government's planning policies for England and how these are expected to be applied, alongside other national planning

policies. Paragraph 225 of Annex 1 (Implementation) of the NPPF advises to the effect that due weight should be given to relevant policies in existing plans according to their degree of consistency with the NPPF. The closer the policies in the plan to the NPPF policies, the greater the weight they may be given.

5.4. At the heart of the NPPF is a presumption in favour of sustainable development. Paragraph 11 of the NPPF establishes that for decision taking this means:

5.4.1. Approving development proposals that accord with an up-to-date development plan without delay; or

5.4.2. Where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless: -

i) The application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed;

ii) any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole. The development is within the designated Green Belt as such the presumption in favour of sustainable development applies.

5.5. Paragraph 154 of the NPPF states that:

5.5.1. A local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. Exceptions to this are:

*a) **buildings for agriculture and forestry;***

b) the provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it;

c) the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;

d) the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;

e) limited infilling in villages;

f) limited affordable housing for local community needs under policies set out in the development plan (including policies for rural exception sites); and

g) limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), which would: – not have a greater impact on the openness of the Green Belt than the existing development; or – not cause substantial harm to the openness of the Green Belt, where the development would re-use previously developed land and contribute to meeting an identified affordable housing need within the area of the local planning authority

- The proposed development refers only to the erection of an agricultural building, which complies with the NPPF paragraph 154a.

5.6. Chorley Local Plan

5.6.1. Policy BNE1: Design Criteria for New Development: Planning permission will be granted for new development, including extensions, conversions and free standing structures, provided that, where relevant to the development:

a) The proposal does not have a significantly detrimental impact on the surrounding area by virtue of its density, siting, layout, building to plot ratio, height, scale and massing, design, orientation and use of materials.

b) The development would not cause harm to any neighbouring property by virtue of overlooking, overshadowing, or overbearing;

c) The layout, design and landscaping of all elements of the proposal, including any internal roads, car parking, footpaths and open spaces, are of a high quality and respect the character of the site and local area;

d) The residual cumulative highways impact of the development is not severe and it would not prejudice highway safety, pedestrian safety, the free flow of traffic, and would not reduce the number of on-site parking spaces to below the standards stated in Site Allocations Policy – Parking Standards, unless there are other material considerations which justify the



reduction;

e) The proposal would not adversely affect the character or setting of a listed building and/or the character of a conservation area and/or any heritage asset including locally important areas;

f) The proposal would not have a detrimental impact on important natural habitats and landscape features such as historic landscapes, mature trees, hedgerows, ponds and watercourses. In some circumstances where on balance it is considered acceptable to remove one or more of these features then mitigation measures to replace the feature/s will be required either on or off-site;

g) The proposal would not cause an unacceptable degree of noise disturbance to surrounding land uses;

h) The proposal includes measures to help to prevent crime and promote community safety.

5.6.2. The proposed building will not impact on the surrounding area as it uses materials appropriate to the area and is of a size and design that will not detract from the character and appearance of the area. The building will not create any issues to the highway or create any unacceptable noise as the land is to be managed irrespective of the proposed building being constructed. The location of the building will not impact natural habitats as it is proposed to be sited on a yard area. The site is not within close proximity to a listed or heritage building.

5.6.3. Therefore this proposal meets the local planning policy requirements.

6. ECOLOGY

6.1. No buildings, trees or hedges are being removed as part of the proposal. Therefore there are no ecology concerns that require consideration.

7. COAL

7.1. A search of the coal authority interactive map has been carried out and the site is not in a high risk



area so no further investigations are required.

8. SOCIAL

- 8.1. The building will allow the applicant to house their machinery ensuring improved management and longevity of the machinery.

9. LANDSCAPING

- 9.1. There is no landscaping proposed for the building due to the low eaves height, the topography of the land, the buildings in close proximity, in addition to the existing landscaping features in the wider area, ensuring that the building will not be highly visible from local receptors.

10. APPEARANCE

- 10.1. The proposed development will take on an agricultural appearance, in keeping with local agricultural surroundings.

11. ACCESS

11.1. Vehicular Access

- 11.1.1. Vehicular access will be via the existing access from Blue Stone Lane. The proposed development is a private agricultural development solely for the Applicant's existing use. The vehicular movements will be limited to that of the Applicant only, in line with current vehicular movements of the dwelling and surrounding land.

11.2. Pedestrian Access

- 11.2.1. Pedestrian access will be as per 11.1 above. No public rights of way pass through the site and therefore will be unaffected by the development. Disabled access is not applicable to this development.

12. CONCLUSION

- 12.1. It has been demonstrated within this supporting statement that a need exists for a new agricultural building to fulfil the applicant's agricultural operation.



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- 12.2. The agricultural building has been designed so that it is sympathetic and respectful of its surroundings.
- 12.3. The Application satisfies the policy and guidance relevant to determining the application, therefore we respectfully request the LPA approves the application.

Signed: *ATaylor*

29.01.2024

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