

Application Number:	2017/0625	Application Type:	Full
Proposal:	Change of use of agricultural buildings, construction of a building, horse walker, exercise pen, use of an existing manege, installation of floodlighting on the perimeter of the existing manege and customer parking and to form a mixed use site comprising agriculture and a commercial livery (retrospective).	Location:	Clough Bottom Farm Moor Lane Haslingden Rossendale Lancashire BB4 5TX
Report of:	Planning Manager	Status:	For Publication
Report to:	Development Control Committee	Date:	23 rd May 2018
Applicant:	Mr Peter Greenhalgh	Determination Expiry Date:	31 st May 2018
Agent:	Mr Robert Harrison P Wilson & Company		

Contact Officer:	James Dalglish	Telephone:	01706 238643
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REASON FOR REPORTING	
Outside Officer Scheme of Delegation	
Member Call-In Name of Member: Reason for Call-In:	
3 or more objections received	✓
Other (please state):	

HUMAN RIGHTS

The relevant provisions of the Human Rights Act 1998 and the European Convention on Human Rights have been taken into account in the preparation of this report, particularly the implications arising from the following rights:-

Article 8

The right to respect for private and family life, home and correspondence.

Article 1 of Protocol 1

The right of peaceful enjoyment of possessions and protection of property.

1. RECOMMENDATION

Grant planning permission subject to the conditions set out in section 11.

APPLICATION DETAILS

2. SITE

The application relates to a cluster of buildings of timber, block and sheet metal construction and surrounding land associated with Clough Bottom Farm, an agricultural property located off Moor Lane in Haslingden. The site is at a lower level than Moor Lane and is accessed via a private tarmac-surfaced lane.

The buildings on site are in mixed use; some are used to house livestock and agricultural equipment, whilst others are used as stables associated with a commercial livery business, and private equestrian use. In total there are around 51 individual stables at the site, with associated storage facilities and tack rooms.

Also on site there is a riding arena set at a higher level to the west of the main cluster of buildings. A horse walker and circular exercise pen are located at the south west end of the site adjacent to the access road.

The site is surrounded by open fields, and is on land designated as countryside. Public footpaths 118 and 124 run through the site.

3. RELEVANT PLANNING HISTORY

2008/0345 - Prior Notification for the Erection of an Agricultural Building (Approved)

2009/0564 - Prior Notification for the erection of an agricultural building to provide a water storage tank (Approved)

2010/0025 - Erection of agricultural building (retrospective) (Approved)

2010/0026 - Creation of a timber post and rail manege and landscaping (Approved)

2012/0310 - Erection of 2 No. Agricultural Buildings for cattle (Approved)

4. PROPOSAL

The applicant seeks planning permission for the change of use of the buildings and the riding arena on site to form a mixed use site comprising agriculture and a commercial livery facility.

The application also includes the construction of a stable building, a horse walker and an exercise pen. Planning permission is also sought for the installation of floodlighting on the perimeter of the existing riding arena, and for the creation of three customer parking areas on site.

The application is submitted retrospectively as a result of a complaint made to the Council's Planning Enforcement Team, as the change site is already in mixed use for agriculture and a commercial livery, and the proposed building operations have already taken place.

5. POLICY CONTEXT

National

National Planning Policy Framework (2012)

- Section 1 Building a Strong, Competitive Economy
- Section 7 Requiring Good Design
- Section 11 Conserving and Enhancing the Natural Environment

Development Plan Policies

Rossendale Core Strategy DPD (2011)

- AVP 6 Haslingden and Rising Bridge
- Policy 1 General Development Locations and Principles
- Policy 9 Accessibility
- Policy 18 Biodiversity, Geodiversity and Landscape Conservation
- Policy 21 Supporting the Rural Economy and its Communities
- Policy 23 Promoting High Quality Design & Spaces
- Policy 24 Planning Application Requirements

Other Material Planning Considerations

National Planning Practice Guidance

6. CONSULTATION RESPONSES

Consultee	Comment
LCC Highways	No objection
RBC Environmental Health	No comments on the application
LCC Public Rights of Way	No comments have been received
United Utilities	No comments have been received

7. REPRESENTATIONS

To accord with the General Development Procedure Order a site notice was posted on 20/03/2018 and 12 neighbour letters were sent out on 14/03/2018.

Four letters of objection have been received raising the following issues:

- Inadequate access
- Traffic generation
- Impact on public rights of way
- Drainage / manure disposal issues

8. ASSESSMENT

Principle

1. The application site lies on land designated as countryside and has a long-standing association with agricultural and equestrian use.

2. It is considered that the mixed use of the site for agriculture and as a livery facility, and the erection of the associated building and structures are appropriate types of development within the countryside, in accordance with Policy 1 of the Core Strategy.
3. It is considered that the development is appropriate in principle.

Visual Amenity

4. The proposed scheme involves the construction of a metal-clad building measuring 32m x 5.3m with a shallow pitched roof (of 3.2m total height). The building has already been constructed and does not appear out of place on the site, being very similar in appearance to the surrounding agricultural and stables buildings.
5. The horse walker and the circular exercise pen, whilst relatively industrial in appearance, do not cause significant harm to the character of the countryside in this location given the heavily developed nature of the site and the fact that they are relatively concealed by the local topography at the south west corner of the site – the structures are situated at the foot of a steep slope of considerable height, which provides screening from the south and west. In longer distance views from the north and east the structures are not prominent due to them forming part of the larger agglomeration of built structures on site.
6. The application proposes flood lighting around the existing riding arena on site. It is considered that such flood lighting could potentially have an undesirable and harmful impact on the character and appearance of the wider countryside landscape if it was in operation throughout the night, or if it was angled inappropriately to allow excessive spread of light beyond the immediate vicinity of the riding arena. In this regard, it is considered necessary to include a condition requiring the submission of full details of the size, siting, angles of projection, cowling and luminance levels of the flood lights for approval. It is also considered necessary to limit the hours at which the flood lights can operate.
7. Subject to the above, the scheme is considered acceptable in terms of visual amenity and countryside impact.

Neighbour Amenity

8. Given the separation distances involved and the local topography, the proposed scheme would not result in any undue harm to daylight or outlook to any neighbouring properties.
9. Concerns have been raised over the adequacy of the drainage and manure disposal facilities on site. However, United Utilities and the Council's Environmental Health Officer have been consulted and have not raised any objections. It is not considered that the use of the site for a mix of agriculture and livery would necessarily cause any significant increase in surface water run-off or in manure generation compared to the existing lawful use of the site as a large agricultural business.
10. The scheme is considered acceptable in terms of residential amenity.

Access, Parking and Highway Safety

11. Objectors' concerns over access and traffic generation are noted. However, the Local Highway Authority has been consulted and has no objection to the proposed scheme.

12. It is not considered that the use of the site for a mix of agriculture and livery would necessarily result in any greater numbers of vehicles (particularly in terms of heavy vehicles) visiting the site than could be caused by the existing lawful use of the site for agriculture. A large agricultural business could reasonably be expected to have daily deliveries to and from the site, with heavy vehicles and tractors transporting livestock, feed and other goods along the same narrow lane which currently serves the site.
13. It is not considered that the proposed scheme will exacerbate any existing access issues along Moor Lane, compared to the existing lawful use of the site.
14. Accordingly, the scheme is considered acceptable in terms of access, parking and highway safety.

9. RECOMMENDATION

Approve planning permission subject to conditions.

10. SUMMARY REASON FOR APPROVAL

The proposed development is appropriate in principle within the countryside and would not unduly detract from visual and neighbour amenity or highway safety. It is considered that the development is in accordance with the National Planning Policy Framework and Policies AVP4, 1, 9, 18, 21, 23 and 24 of the adopted Core Strategy DPD.

11. CONDITIONS

1. The development shall be carried out in accordance with the following plans and documents:
 - Application form date stamped 9th March 2018 by the Local Planning Authority.
 - Site Location Plan date stamped 9th March 2018 by the Local Planning Authority.
 - Design and Access Statement and Proposed Site Plan date stamped 9th March 2018 by the Local Planning Authority.
 - Building 1 Floor Plans date stamped 9th March 2018 by the Local Planning Authority.
 - Building 2 Elevations and Floor Plans date stamped 9th March 2018 by the Local Planning Authority.
 - Building 3 Floor Plans date stamped 9th March 2018 by the Local Planning Authority.
 - Building 6 Floor Plans date stamped 9th March 2018 by the Local Planning Authority.
 - Building 7 Floor Plans date stamped 9th March 2018 by the Local Planning Authority.
 - Structure 5 (Exercise Pen) Elevations date stamped 9th March 2018 by the Local Planning Authority.
 - Structure 4 (Horse Walker) Elevations date stamped 9th March 2018 by the Local Planning Authority.
 - Floodlight Column Elevations date stamped 9th March 2018 by the Local Planning Authority.

Reason: For the avoidance of doubt.

2. Within one month of the date of this permission, full details of the size, siting, cowls, angles of projection and luminance levels of the flood lighting forming part of the development hereby approved shall be submitted to the Local Planning Authority for its approval.

The flood lighting shall be configured in accordance with the approved details within one month from the date they are approved, and shall thereafter be maintained as such so long as they remain in situ.

Reason: In the interests of visual amenity and to protect the character of the countryside.

3. The flood lighting forming part of the development hereby approved shall not be operated between the hours of 9pm-7am.

Reason: In the interests of visual amenity and to protect the character of the countryside.

12. INFORMATIVES

1. The Local Planning Authority has a Core Strategy (adopted in November 2011) and a series of Supplementary Planning Documents, which can be viewed at:
http://www.rossendale.gov.uk/downloads/download/331/core_strategy_local_plan_part_1_adopted

The Council operates a pre-application planning advice service. All applicants are encouraged to engage with the Local Planning Authority at the pre-application stage. In this case the applicant did not engage in pre-application discussions.

The Local Planning Authority has considered the application and where necessary considered either the imposition of planning conditions and/or sought reasonable amendments to the application in order to deliver a sustainable form of development in accordance with the National Planning Policy Framework and the local planning policy context.

2. The grant of planning permission does not entitle a developer to obstruct a right of way and any proposed stopping-up or diversion of a right of way should be the subject of an Order under the appropriate Act. Further details can be obtained by contacting:
PROWplanning@lancashire.gov.uk

PLANNING STATEMENT & DESIGN AND ACCESS STATEMENT

Proposal: Change of use of agricultural buildings, construction of a building, horse walker and exercise pen, use of an existing manege all to form commercial livery (retrospective)

Location: Clough Bottom Farm, Moor Lane, Haslingden, BB4 5TX

Applicant: Mr Peter Greenhalgh of Clough Bottom Farm, Moor Lane, Haslingden, BB4 5TX



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1.0 Introduction

The Applicant is the freeholder owner of Clough Bottom Farm, which is situated just below the eastern shoulder of Thirteen Stone Hill on Haslingden Moor, to the west of Haslingden town centre. Clough Bottom Farm comprises approximately 30 acres (12.14 ha) of grassland and the Applicant rents a further 30 acres (12.14 ha) from a local farmer. Access to Clough Bottom Farm is gained from Roundhill Road via Moor Lane. The extent of the farm is shown edged blue on the location plan attached to this planning application. The attached Site Plan numbers the buildings to which this application will refer to.

The Applicant and his wife (Emma Greenhalgh) have operated a livery business in some form from Clough Bottom Farm since they purchase the property in 2005. Now trading under the name Clough Bottom Farm Stables, the Applicant has built up a well-established family run livery business. Emma Greenhalgh is employed full time in the running of the business and an apprentice has recently been employed (November 2016) who is studying towards an EQL Level 3 Diploma in Work Based Horse Care and Management.

The table below summarises the current occupation of the buildings;

Building No (see site plan attached)	Occupation
1	11 Stables (commercial use) 1 Customer
2	9 Stables (commercial use) 5 customers
3	6 stables (commercial use) 4 customers plus private use
4	Horse Walker
5	Exercise pen
6	4 stables (commercial) 4 customers
7	7 stables & tack area (commercial) 1 customer plus private use Part of building no.7 is also used for agriculture
8	14 Stables & 2 tack areas 7 customers plus RDA and private use
9	Manege
10	Agricultural building
11	Agricultural building
12	Existing muck midden
13	Dwelling and garage

There are currently 23 customers occupying the 51 stables at Clough Bottom Farm. The Applicant tries to let more stables to as few customers as possible in order to keep traffic along Moor Rd to a minimum and also to aid in the management of the yard.

Clough Bottom Farm provides 4 stables and facilities for Riding for the Disabled Association (RDA). RDA aim to deliver therapy and outdoor activities to individuals with any disability.

A further 11 stables are let to LW Equine who is an accredited coach and British dressage trainer, offering lessons to riders with range of abilities.

The Applicant stables five of their own horses, 1 in Building no.7, 1 in Building no.3 and 3 in building no.8.

The remaining stables are occupied privately by local persons.

2.0 The Proposal

Due to the increased demand from livery customers and the poor returns from agricultural production being experienced both locally and nationally, the Applicant, like many farms in the locality, has needed to increasingly diversify the farms activities into the livery business. In order to meet this requirement and local demand, additional stabling has been required. The stables have mostly been acquired through the conversion of existing buildings but one block of nine stables has been erected (building no.2). The addition of a horse walker and exercise pen to the facilities available to livery customers, has amongst other things enabled the business to continue thriving in what is a very competitive industry.

Regrettably, the Applicant did not obtain planning permission for these works and the Council have recently contacted the Applicant requesting a retrospective application to be submitted. In accordance with the correspondence had with the planning office earlier this year, this planning application seeks to obtain retrospective planning permission for the change of use of the holding from agriculture to mixed use agriculture and livery and the proposals set out in 2.1 and 2.2 below.

Whilst traditional farming businesses are essential to maintaining a vibrant diverse rural community and preserving the aesthetics of the Borough's landscape, smaller upland hill farms such Clough Bottom Farm, can no longer solely rely on agricultural production to maintain a sustainable income. Over an extended period of time, the Applicant's livery business has continued to grow and intensify organically and is now a well-established enterprise contributing significantly to the farm's income. The Applicant seeks approval for the change of use of under used land and buildings which currently have an agricultural or private equine use, to livery use. By approving a mixed agricultural and livery use, the business will have sustainable business model which will continue to benefit the Applicant, the local economy and community.

No physical alterations have been made to the buildings save for internal partitioning of stables.

2.1 Retention of an existing stable block (Building 2), horse walker and exercise pen

The applicant seeks retrospective planning permission to retain Building no.2 shown on the attached plan, the horse walker and exercise pen. The structures are all used by the Applicant's livery business clients.

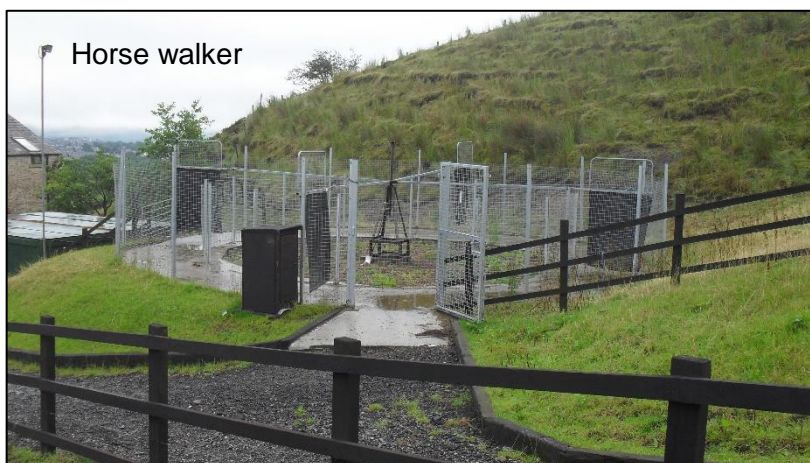
In 2012 The Applicant received planning permission (ref: 2012/0310) to erect two agricultural buildings. One of these buildings (Building 1 on the Site Plan) was erected, whilst the most easterly, and larger of the two, was not. As part of the solution to the demand for more stables from existing customers, building no.2 was erected close to where there this second building was proposed to be situated. Building no.2 houses 9 stables and a tack room.

The horse walker and exercise pen are used all year round for exercise, training and breaking in horses and the rehabilitation of injured horses. Being able to exercise the horses is essential to maintaining their health but also to ensure that they are safe to ride whilst maintaining the condition of the grassland during winter months where ground conditions may not be suitable for grazing.

Building no.2



Horse walker



Exercise Pen



2.1.1 Scale

Building no.2 was built to provide 9 stables (12' x 12') and tack area. Its construction is a mono-pitch building and is lower than other existing buildings in the yard.

The horse walker and exercise pen are both 13m and 10m in diameter respectively and are a standard design dictated purely by their function.

2.1.2 Siting & Design

Building no.2 is positioned that it creates a courtyard with the existing buildings and the group of buildings remains in one identifiable group, whilst using an existing hardstanding.

The positioning of the horse walker and exercise pen is ideal, as it is in close proximity to the rest of the yard yet utilises an area of unproductive land which would otherwise have no agricultural production value.

The predominant material of the farmyard buildings at present is concrete block and green coated metal cladding. The materials used in Building no.2 are the same. The design and these materials are in keeping with agricultural and equestrian buildings in the locality. Whilst there is strong demand for livery space in the borough, private and commercial equine yards are a common feature of the area, most of which will have very similar stable blocks, manege's, horse walkers and exercise pens.

The horse walker is an industry standard piece of equipment, constructed from a metal frame with a concrete base, meaning the structure is see through. The exercise pen is constructed with dwarf heras fencing and again has a very low visual impact as a result of its structure being largely transparent.

The siting and design of the structures are sensitive to the local area and character of the surrounding countryside.

2.2 The removal of condition to planning approval 2010/0026 in order to allow use of a manege as part of a commercial livery business

The Applicant received planning permission for the erection of the manege in 2010 (Ref: 2010/0026). A condition of the application restricted its use by the Applicant for the riding of horses kept for hobby purposes and not used for business. However, the manege does not have permission to be used for commercial purposes.

The Riding for the Disable Association (RDA) use the manege to provide disabled children with riding lessons. LW Equine, a leading dressage horse trainer, also uses the manege to train horses and give riding lessons to other customers on the yard. Aside from these uses the manege is used all year round for exercise, expression of natural behaviour, prevention of mud rash and the rehabilitation of injured horses, for all of the horses on the yard, both livery customers and the Applicant's own horses.

The manege is an essential element to a livery business especially in a location where horses cannot be turned out throughout the year on to the grass fields for exercise due to adverse weather, land type and topography.

3.0 Planning Policy

The site is designated with the Rossendale Borough Council's Core Strategy Development Plan Document (2011--2016) (Adopted 8th November 2011) (hereinafter referred to as 'RBC DPD'), as being within the Countryside Area. Therefore, the following policies apply to this application;

National Planning Policy Framework (2012)

Section 3: Supporting a prosperous Rural Economy

Section 4: Promoting Sustainable Transport

Section 7: Requiring good design

Section 11: Conserving and enhancing the Natural Environment

RBC DPD

Policy 1: General Development Locations and Principles

Policy 8: Transport

Policy 9: Accessibility

Policy 18: Biodiversity, Geodiversity and Landscape Conservation

Policy 21: Supporting the Rural Economy and its Communities

Policy 23: Promoting High Quality Design and Spaces

Policy 24: Planning Application Requirements

Supplementary Planning Document (SPD)

Rossendale Borough Council Conversion and Re-Use of Buildings in the Countryside (Adopted 24th March 2010)

3.1 National Planning Policy

Section 3 of the NPPF, is particularly relevant to this application and requires Local Planning Authorities to promote a strong rural economy, and:

- › *Support the sustainable growth and expansion of all types of business and enterprise in rural areas, both through conversion of existing buildings and well-designed new buildings;*
- › *Promote the development and diversification of agricultural and other land-based rural businesses;*
- › *Support sustainable rural tourism and leisure developments that benefit businesses in rural areas, communities and visitors, and which respect the character of the countryside. This should include supporting the provision and expansion of tourist and visitor facilities in appropriate locations where identified needs are not met by existing facilities in rural service centres; and*

- › *Promote the retention and development of local services and community facilities in villages, such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship.*

Paragraph 160 states that “*Local planning authorities should have a clear understanding of business needs within the economic markets operating in and across their area. To achieve this, they should:*

- › *work together with county and neighbouring authorities and with Local Enterprise Partnerships to prepare and maintain a robust evidence base to understand both existing business needs and likely changes in the market; and*
- › *work closely with the business community to understand their changing needs and identify and address barriers to investment, including a lack of housing, infrastructure or viability”*

Paragraphs 186 & 187 of NPPF states that Local Planning Authorities should approach decision taking ‘*in a positive way to foster the delivery of sustainable development”* and “*look for solutions rather than problems*’. Decision takers at every level should seek to approve applications for sustainable development where possible and ‘*Local Planning Authorities should work proactively with applicants to secure developments that improve the economic, social and environmental conditions of the area”*’.

Paragraph 197 of NPPF also urges Local Planning Authorities when assessing and determining development proposals to apply the presumption in favour of sustainable development.

3.2 **Rossendale Borough Council’s Core Strategy Development Plan Document (2011-2016) (Adopted 8th November 2011)**

Policy 1 contains guidance on when the boundaries of the Greenbelt and Countryside Area may be altered. The property is designated as being within the Countryside Area under the RBC DPD and this Application is not seeking to alter the Green Belt and Countryside Area boundaries but the Overall Development Approach within Policy 1 is relevant;

The Council will seek to enhance the quality and sustainability of places and individual developments by taking into account the following criteria when preparing LDF documents and considering individual planning applications:

- › *Make best use of under-used, vacant and derelict land and buildings*
- › *Complement and enhance the surrounding area(s) of the development through the use of inclusive design and locally distinctive materials which enhances the character and heritage of Rossendale*
- › *Minimise negative impacts upon existing infrastructure capacities by considering its capacity levels and plans for future upgrades and expansion*
- › *Taking a precautionary approach to flood risk*

- › *Maximise energy efficiency and demonstrate effective use of low carbon technologies*
- › *Maximise access by public transport, walking and cycling in a manner that promotes safe and inclusive communities and promote co-location of services and facilities*
- › *Enhance and protect the countryside, geodiversity and biodiversity resources including habitats and species*
- › *Wherever possible, improve the amount of, links to and the quality of the local network of open spaces and green infrastructure*
- › *Contributes to maintaining and creating sustainable and inclusive communities*

Policy 21 supports much of what Section 3 of the NPPF states in supporting the rural economy and its communities and states that developments outside of rural settlements should;

Demonstrate the social and/or economic needs/benefits for the local rural community and strict consideration will be given to the impact of rural development on the countryside (including the natural environment) and/or Green Belt.

Support will be given to the social and economic needs of rural communities by encouraging:

- › *The retention or expansion of appropriately sized businesses*
- › *The re-use or replacement of suitable rural buildings for employment generating uses*
- › *Proposals seeking to widen local facilities and services for everyday needs*
- › *Live-work units*
- › *Diversification of the agricultural economy for business purposes*
- › *Sustainable tourism developments, including recreation and leisure uses appropriate to a countryside location such as horse-related activities*
- › *Arts and crafts based industries*
- › *Technological developments needed to facilitate employment development in rural areas and help address social exclusion*
- › *The improvement of public transport links to identified urban centres, employment areas and visitor attractions*
- › *Increased accessibility to and from rural communities by sustainable modes of travel*

In all cases, the Council will seek to protect the most productive and versatile agricultural land in the Borough, including agricultural practices unique to the area.

3.3 Rossendale Borough Council Conversion and Re-Use of Buildings in the Countryside Supplementary Planning Document (SPD) (Adopted 24th March 2010)

The supplementary planning document for the conversion of existing buildings in the states that they will be permitted where:

- › *The building is shown to the satisfaction of the Council to be structurally sound; and*
- › *Conversion works are in keeping with the style of the building and respect the character of the natural and man-made landscape, protecting and enhancing it where possible; and*
- › *The building is of sufficient size to be capable of conversion without requiring substantial extensions or alterations; and*
- › *Satisfactory means of access, off-street parking, bin storage and servicing can be provided and mains services are available for connection into the scheme; and*
- › *The development does not require the removal of, or damage to, significant or prominent trees, hedges, watercourses, ponds or any other natural landscaped features; and*
- › *The development will not require unnecessary expenditure by public authorities and utilities on the provision of infrastructure; and*
- › *The development would not have an unacceptable impact on nature conservation interests or protected species; and*
- › *The development is sustainable in terms of its location and access to public transport and local services; and*
- › *The Council is satisfied that the building was originally created for genuine purposes.*

4.0 Evaluation

4.1 Principle

Both the NPPF and Rossendale's local planning policy aim to encourage a prosperous rural economy through supporting the sustainable diversification, growth and expansion of appropriate rural businesses.

The Applicant operates an established livery business which now comprises 51 stables. The additional stable boxes, manege, horse walker and exercise pen at Clough Bottom Farm, have enabled the business to expand and become more profitable which in turn has improved the Applicant's livelihood and ensured the viability of the farm.

The proposals amount to the expansion of a diversified income stream to the agricultural business at Clough Bottom Farm. In adopting a change of use from agriculture to mixed use agriculture and livery, the business has become an asset to the local community, either through accommodating the RDA and their work with disabled persons; providing facilities for local people to learn to ride and enjoy their hobby; and as an opportunity for a young trainee to gain on the job qualifications as an apprentice.

The Proposals have been achieved this whilst adhering to the general development policies contained within Policy 1 of the RBC DPD by utilising existing agricultural buildings and areas of unproductive agricultural land (horse walker and exercise pen) in a more productive, efficient and financially sustainable way. Furthermore, the change of use and any associated development has kept any potential impact on the openness of the landscape to an absolute minimum by using existing buildings and keeping any development within the existing farmyard. As a result, there has not been any adverse effects on the openness of the local Countryside, biodiversity, geodiversity or landscape character.

No structural works or alterations to the external appearances were required to the existing buildings for their change of use and the principle of their conversion has been completed in full compliance with the Council's supplementary planning document outlined in 4.3 above.

The Applicant also lives at Clough Bottom Farm and as supported by Policy 21 of RBC DPD, Clough Bottom Farm is a sustainable live work unit, providing full time employment to the Applicant and his wife.

4.2 Visual Amenity & Countryside Impact

The change of use of the planning unit to a mixed agricultural and livery will have no visual impact, with the buildings already existing and no external alterations required. Building no.2, the horse walker and the exercise pen have been sited on existing hardstanding or within very close proximity to the farmyard. The impact of these structures and their use has not had a material impact on the openness and the character of the landscape. Building no.2 is situated in the context of the yard within

a cluster of existing buildings and the impact it has had on the openness of the landscape is negligible.

The horse walker and exercise pen are situated on an area of unproductive land adjacent to the existing track and behind a steep embankment. Both of these structures are made from metal frames and are not clad, so they can each be seen through, and therefore have a very low visual impact.

The materials are inconspicuous and the designs are appropriate for its function and to a Countryside area.

There will not be any additional impact from noise and smell attributable to the proposal. The visual impact of the application buildings is minimal for the reason explained. Building no.2 is situated at the rear of the yard and within a cluster of existing buildings. Due to the position of building no.2 and established natural screening it is not visible from the public highway or nearby residential properties.

4.3 Neighbour Amenity

The stable buildings, horse walker and exercise pen are all well screened from the nearest dwellings of Lower Swinehead and Croft, courtesy of either the large embankment to the west/south west of the farm or the existing farm buildings. Consequently, the proposals do not result in any loss of light, privacy or outlook for any neighbouring properties.

4.4 Access & Highway Safety

The proposals will not create any additional traffic. Vehicle access to the property is gained over Moor Lane. Moor Lane is currently used by several properties. Beyond the farm is a care home (Higher Swinehead Lowe Farm) which it is reported receives a large number of vehicles during the day and night.

The operating hours of the livery business are between 8am – 9pm 7days a week. The later opening hours are required due to some customers only being able to tend to their horses after work. No access to the farm is permitted without prior appointment.

During winter months all stables are half or full livery. This ensures that traffic is kept to a minimum over a period which would otherwise see an increase in traffic over Moor Lane (i.e. customers visiting the farm in the morning and night to feed and exercise their horses). In addition to this, throughout the year, the Applicant feeds and turns the horses out in the morning to reduce traffic. The intention is to move all liveries to full livery, greatly reducing traffic in the long term (full livery is where the applicant and his wife feed and turn out the horses). The Applicant is always looking to increase the number of stables let to as few people as possible in order to further reduce traffic, for example RDA and LW (2 customers) rent 26 of the 51 stables between them.

Straw is purchased in bulk along with haylage which is delivered every 3 months.

Pedestrian and vehicular access to the farmhouse, stables and buildings will still utilise the existing access from Moor Lane. The traffic to the area is kept to a minimum and

no extra movement of traffic will be experienced than has been for the past 10 years or so.

Clough Bottom Farm provides adequate access provisions to support the additional stables. Furthermore, there is ample existing yard area to accommodate additional vehicles associated with the livery business. The access arrangements have not been upgraded or altered, nor has any additional yard area been created for vehicle parking.

4.5 Car Parking and Deliveries

The plan attached to this planning application shows the areas currently used for livery customer car parking. The car parking is located on existing areas of hardstanding and provides adequate space for livery customer to park their vehicles while visiting their horses. It is not necessary provide additional car parking areas as the existing car parking areas have been proven to be sufficient.

The existing farm yard provides sufficient area for the manoeuvring of vehicles delivering produce to the farm (straw, hay and livestock feed). The creation of additional yard area is not necessary.

5.0 Conclusion

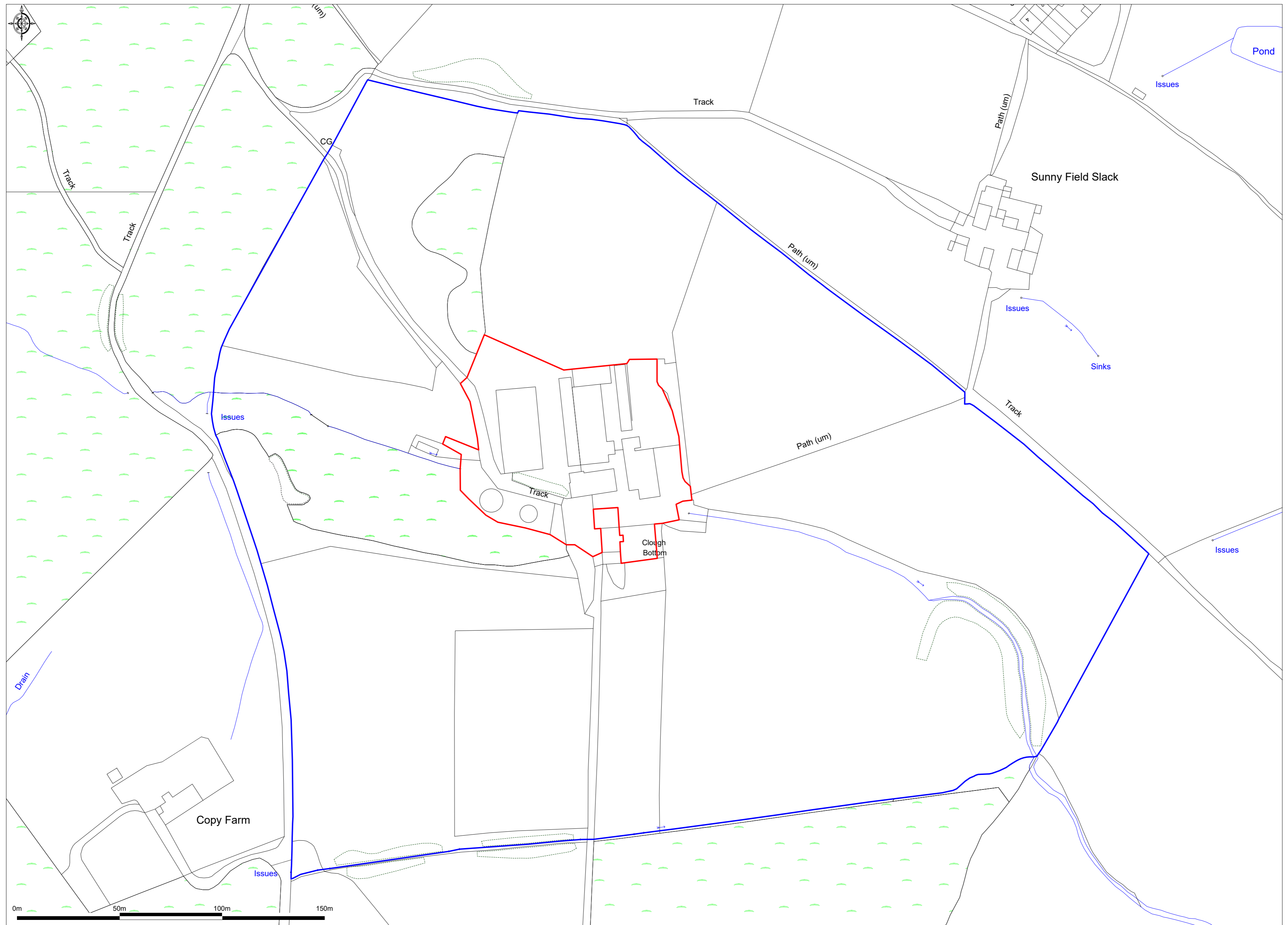
Whilst the Applicant acknowledges planning approval should have been sought, the shift from agriculture towards livery's is a more sustainable business model, in keeping and sympathetic to the local area, and has had a positive effect on the Applicant's livelihood and community.

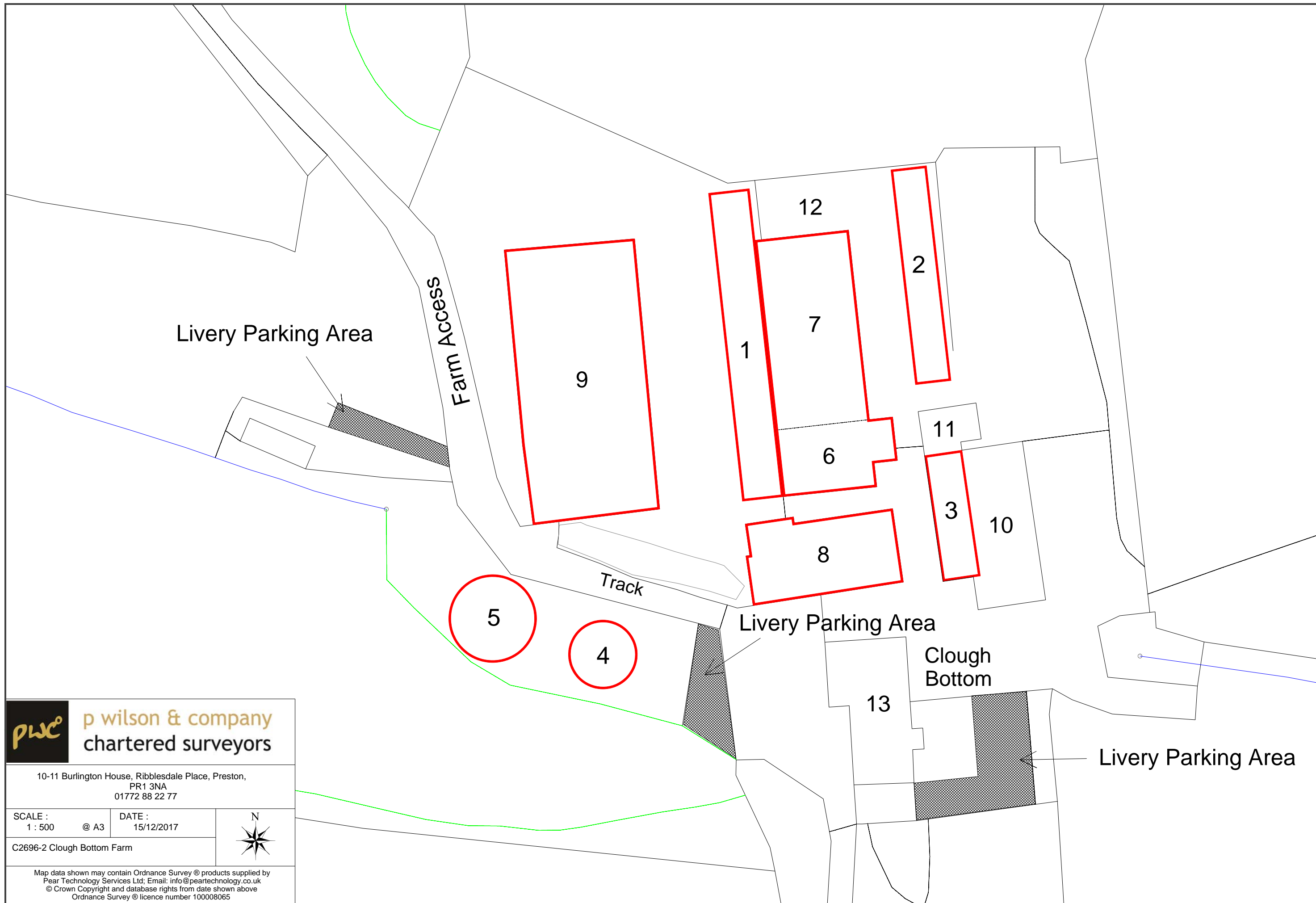
On balance, the benefits of granting planning permission would demonstrably outweigh any negatives. The benefits are not limited to the personal enjoyment of the Applicant but the local community and economy. The proposals are in keeping with the character of the site and wider countryside setting. The sympathetic layout and modest design of the new building has ensured that any potential impact on the open and rural character of the surrounding countryside is insignificant.

The proposals constitute the type of development and land use which both Local and Government Planning Policy both encourage; being an expansion to a sustainable diversification to an agricultural business, which provides outdoor recreation and employment to the local community. The application There being no material considerations which would dictate otherwise, we conclude that planning permission (retrospective) should be granted.

Clough Bottom Farm, Morr Lane, Haslingden, BB4 5TX
Land Ownership Plan - 1:5000 at A3







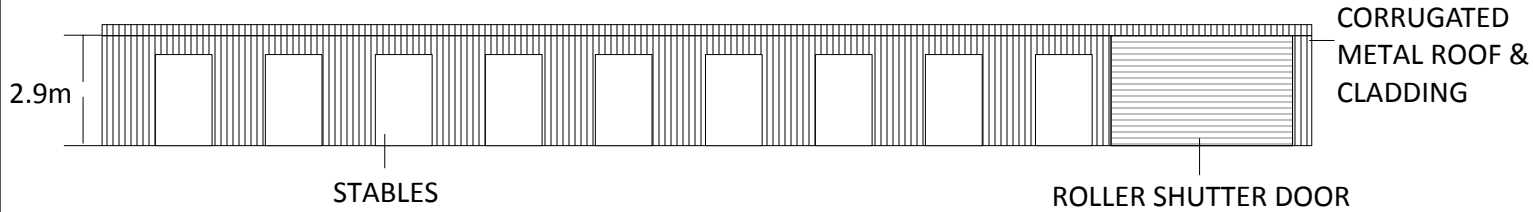
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 PR1 3NA
 01772 88 22 77

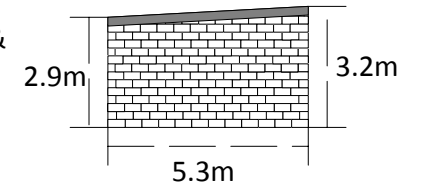
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C2696-2 Clough Bottom Farm		

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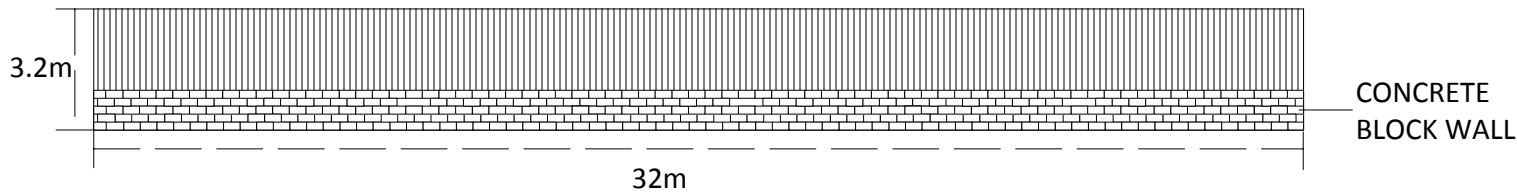
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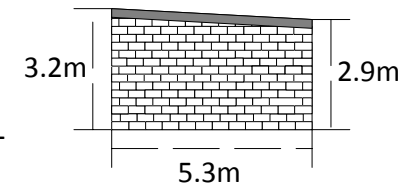
SOUTH ELEVATION



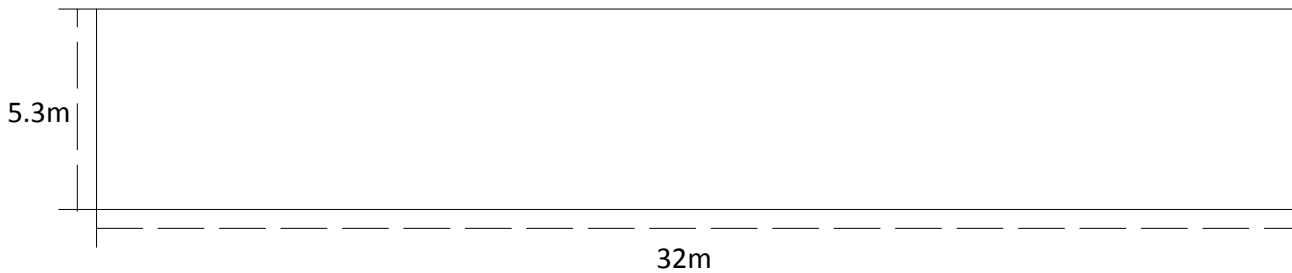
EAST ELEVATION



NORTH ELEVATION

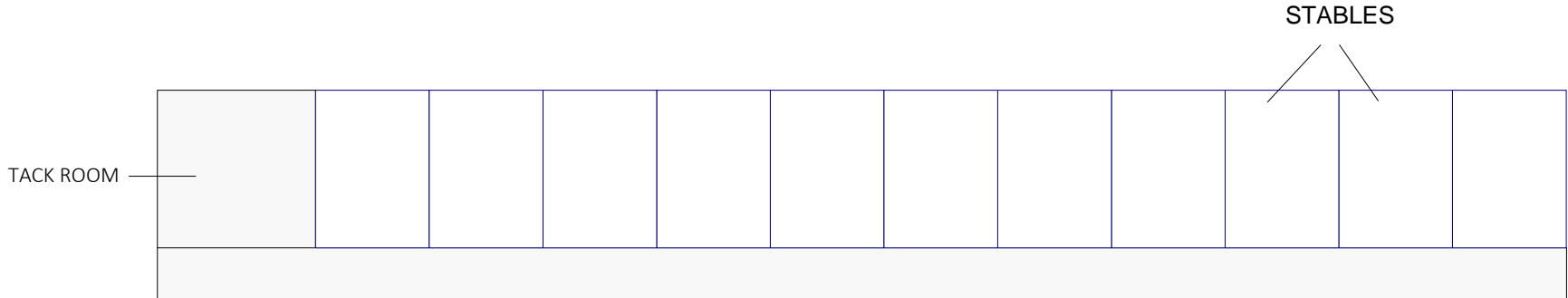




PLAN VIEW



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<p>C2696-2 Greenhalgh Elevations of Building No.2</p>		
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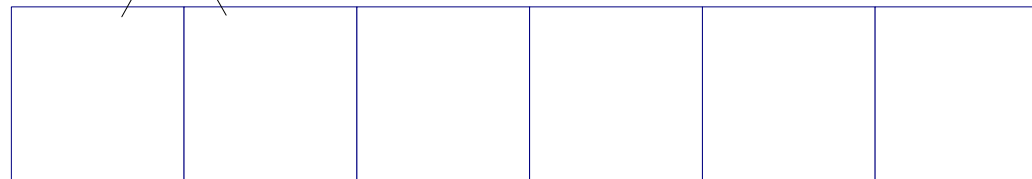
BUILDING 1



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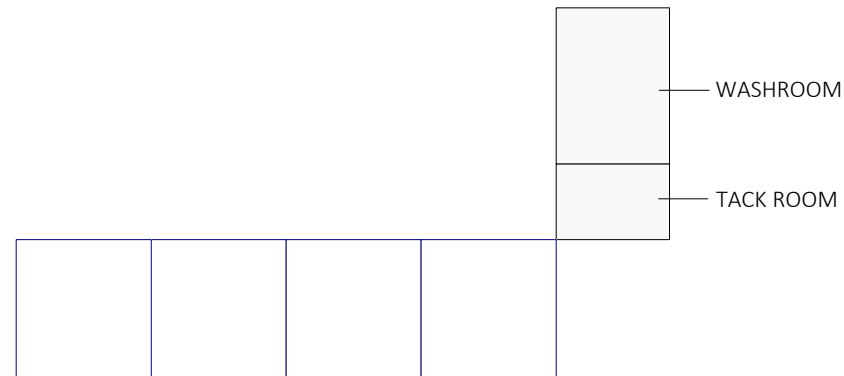
BUILDING 3

STABLES



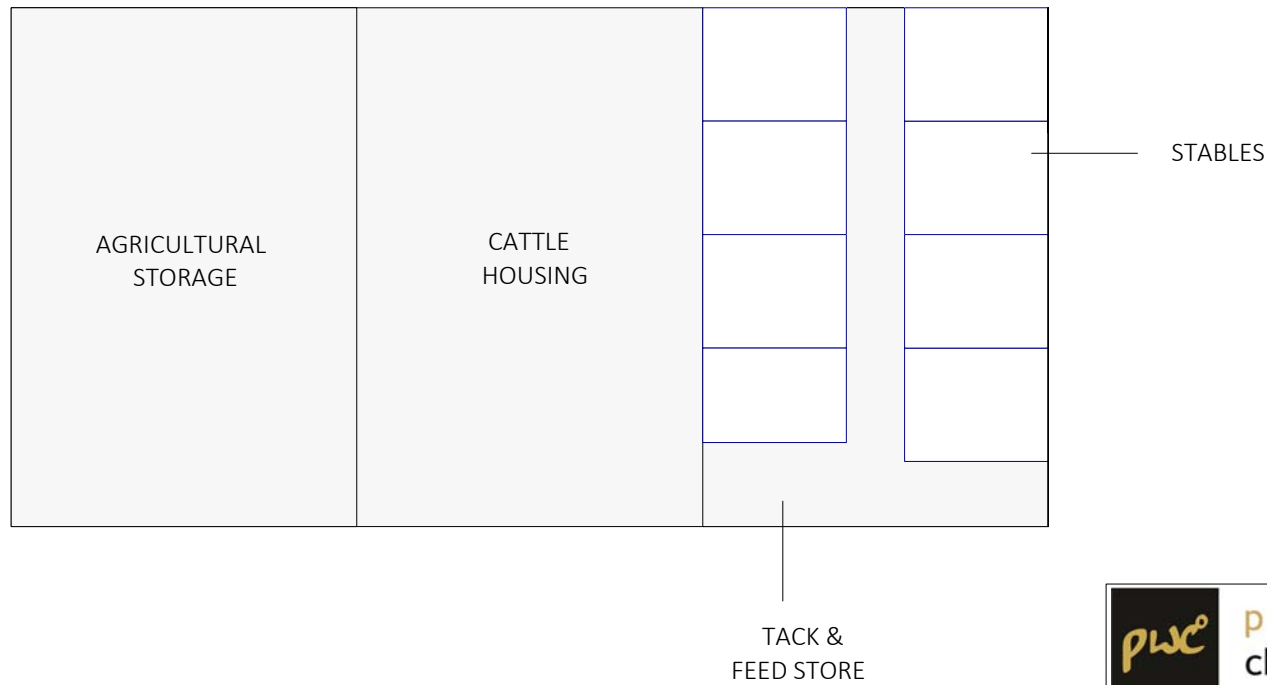
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BUILDING 6



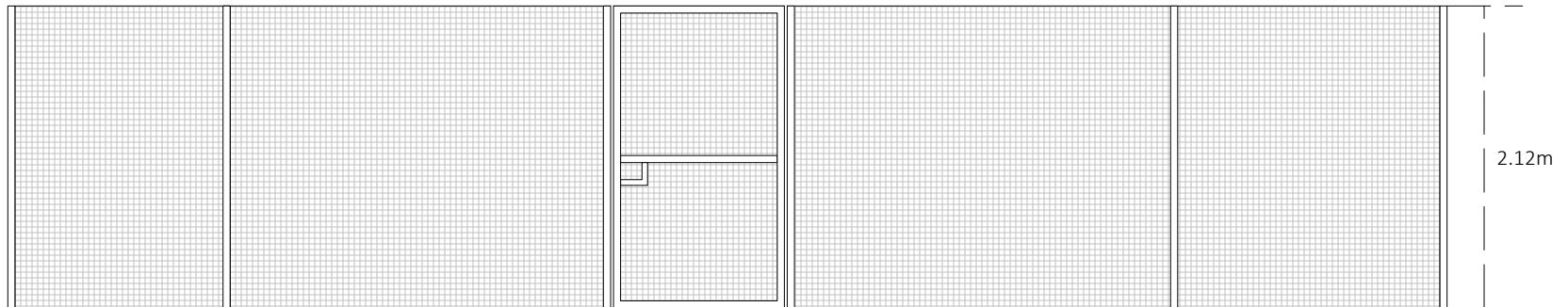
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BUILDING 7



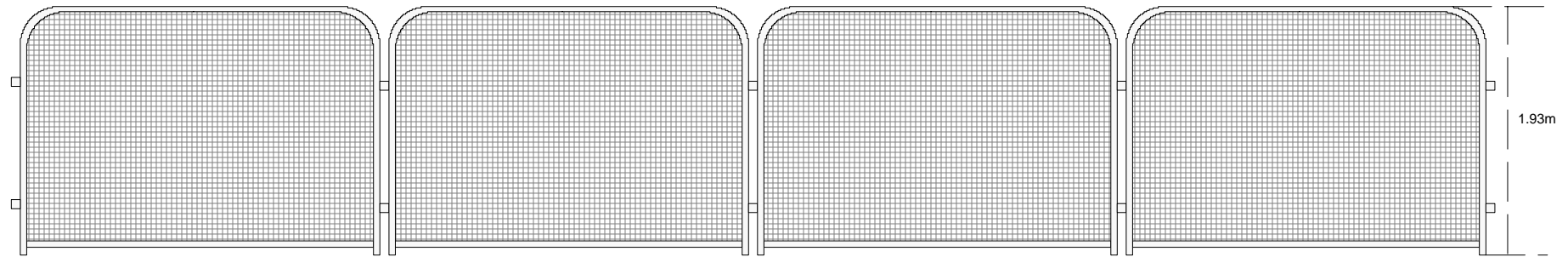
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STRUCTURE 4: HORSE WALKER

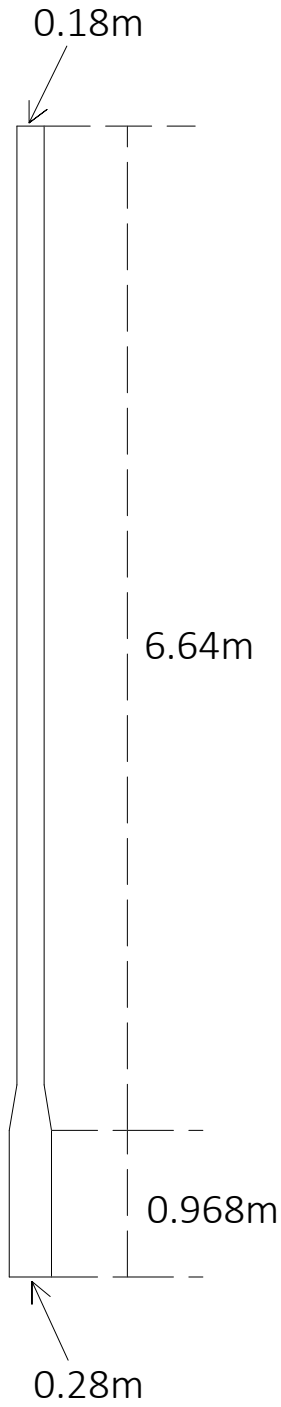


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STRUCTURE 5: EXCERCISE PEN



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 Lighting Column for manege at Clough Bottom Farm

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