



Appeal Decision

Site visit made on 12 November 2020

by Andrew McGlone BSc MCD MRTPI

an Inspector appointed by the Secretary of State

Decision date: 19 November 2020

Appeal Ref: APP/M2372/W/20/3254940

Land south of Higher Pastures Farm, Broadhead Road, Turton BL7 0JW

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Mr John Parkinson against the decision of Blackburn with Darwen Borough Council.
 - The application Ref 10/20/0351, dated 1 April 2020, was refused by notice dated 25 June 2020.
 - The development proposed is an agricultural building.
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Decision

1. The appeal is dismissed.

Main Issue

2. The main issue is the effect of the proposed development on the character and appearance of the area.

Reasons

3. The principle of the proposed agricultural building is not a matter in dispute between the main parties. Nor is the type, design or finish of the building. That said, the appeal site is located within the open countryside and the West Pennine Moor uplands. This rural landscape is characterised by sweeping open moorland containing isolated farmsteads.
4. The siting of a new agricultural building can have a considerable impact on its location and the surrounding landscape. The proposed large modern building is not contained within an existing complex or group of older buildings. Following a recent appeal decision, the appellant has revised their proposal so that the building is closer to Broadhead Road on lower lying ground. Alterations to the existing ground levels are proposed to sink the building into the landscape. However, the building would still be on a raised slope above the road and be an isolated feature within the open rural landscape as it would not be near to any existing buildings or a group of trees. The Council's Agricultural Buildings Supplementary Planning Guidance (SPG) expects agricultural buildings to be kept to 'low-lying ground *and* near to existing tree groups'.
5. In this location the proposed building would not benefit from any established screening and the appellant does not propose any new planting as it would not reflect the moorland location. I recognise that there is an access leading from the road that would serve the building, but this does not change the harm that

the proposal would cause to the landscape character of the area. A network of public footpaths cross the area, which, along with Broadhead Road afford short and long-range views of the site and wider landscape.

6. The reasons why the appellant requires the agricultural building attract support from paragraph 83 of the National Planning Policy Framework (the Framework). There is also support for this amended development proposal, which has been changed with a view to finding a solution. However, in balancing these against the harm that would be caused by the proposed development to the character and appearance of the moorland landscape, I conclude that the proposal would conflict with Policies 11, 14, 16, 18 and 41 of the Core Strategy and Framework paragraph 127a), b) and c). These seek, among other things, development to be of a high-quality design that is sympathetic to local character and enables the protection of the surrounding landscape setting.

Conclusion

7. For the reasons set out above, I conclude that the appeal is dismissed.

Andrew McGlone

INSPECTOR