



Appeal Decision

Site visit made on 19 January 2021

by Mark Dakeyne BA (Hons) MRTPI

an Inspector appointed by the Secretary of State for Housing, Communities and Local Government

Decision date: 28th January 2021

Appeal Ref: APP/A2335/W/20/3262647

Bainsbeck Farm, Arkholme, Nr Carnforth, Lancashire LA6 1BA

- 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 Anthony James Hayton against the decision of Lancaster City Council.
 - The application Ref 20/00319/FUL, dated 18 March 2020, was refused by notice dated 24 September 2020.
 - The development proposed is described as an 'agricultural building for cattle and storage of feed and bedding. For beef livestock to be housed and sleep/live on loose bedding'.
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Decision

1. The appeal is allowed and planning permission is granted for an agricultural building for cattle and storage of feed and bedding at Bainsbeck Farm, Arkholme, Nr Carnforth, Lancashire LA6 1BA in accordance with the terms of the application, Ref 20/00319/FUL, dated 18 March 2020, subject to the following conditions:
 - 1) The development hereby permitted shall begin not later than 3 years from the date of this decision.
 - 2) The development hereby permitted shall be carried out in accordance with the following approved plans:
Location Plan, Elevations Gables 1 and 2, Side Elevations, Three-Dimensional Plan, Floor Plan, Floor Plan with effluent disposal details, all received on 18 March 2020.
 - 3) No development (other than site clearance/preparation) shall commence until details of a landscaping scheme and its maintenance regime have been submitted to, and approved in writing by, the local planning authority. The approved scheme shall be implemented no later than the first planting season following completion of the development, or following first use, whichever is the sooner, and maintained at all times thereafter in accordance with the approved maintenance regime.
 - 4) The development shall not be occupied until drainage works for the disposal of foul effluent and surface water have been carried out in accordance with details which shall have been previously submitted to and approved in writing by the local planning authority.

Procedural matter

2. For clarity I have amended the description of development by deleting the superfluous wording.

Main issue

3. The main issue is the effect on the character and appearance of the area.

Reasons

4. The appeal site lies within a shallow bowl formed by Bains Beck, a tributary to the River Lune, just to the south-west of the small village of Arkholme. To the north and west the network of fields rises up to form a backdrop to the site. The countryside is typical of this part of North Lancashire and has intrinsic character but the area does not lie within a valued landscape
5. There are a number of farmsteads and agricultural buildings dotted along the B6254, including at Bainsbeck Farm which lies between the village and the site. The farm buildings nearby and in more exposed locations to the west are a mix of traditional and modern and also vary in terms of their scale.
6. The proposed agricultural building, to be constructed using typical materials of green fibre cement roofing, Yorkshire Boarding and concrete panels, would not look out of character in this farming landscape. Its scale would be akin to some of the other agricultural buildings in the locality.
7. The siting would not be prominent as it would nestle in the valley bottom close to the brook and field boundaries formed by hedgerows and mature trees. This vegetation, together with roadside trees and hedges and the backdrop of rising fields and copses, would soften views of the building from the road. Additional planting could take place to the south and east of the building to further assimilate the building into the landscape.
8. The building would not be immediately adjacent to the farmyard at Bainsbeck Farm or the existing large livery building fronting the road to the south-west of the farm. However, the development would not be in an isolated or exposed location.
9. I have taken into account the reasons for not siting the building in or close to the existing farm complex. Having seen the nature of the engineering operations and commercial vehicle repairs which take place at the farmstead and the type of vehicles parked up there, I can understand why having livestock mixed in would not be practical. That said, the building would be acceptable in its proposed location in any event.
10. In conclusion, the agricultural building would have an acceptable impact on the character and appearance of the area. There would be compliance with Policy EN3 of the Part One Local Plan¹, Policies DM29 and DM46 of the Part Two Local Plan² and Section 15 of the National Planning Policy Framework as the building would be in scale and keeping with the landscape character

¹ A Local Plan for Lancaster District 2011-2031, Part One: Strategic Policies and Land Allocations DPD Adoption Version July 2020

² A Local Plan for Lancaster District 2011-2031, Part Two: Review of the Development Management DPD Adoption Version July 2020

of the area and be appropriate in terms of its siting, design and materials. There is a need for the building so Policy DM47 of the Part Two Local Plan supports the development. That part of Policy DM47 relating to alternative locations within local settlement areas, is not directly relevant to agricultural buildings which are likely to be sited in the open countryside.

11. In granting planning permission, I will impose a condition requiring that the development is carried out in accordance with the approved plans for certainty. As the plans and application form specify the materials and these are acceptable, a condition is not necessary. However, a landscaping scheme should be agreed and implemented (paragraph 7 refers). The scheme should include details of any hard surfacing around the building. I will also impose a condition requiring drainage details to prevent pollution of, and to control discharge to, the nearby watercourse.
12. The landscaping scheme needs to be a pre-commencement condition as it is important in achieving a well-planned development and is likely to be linked to initial groundworks. The condition has been agreed in writing by the appellant.
13. For the above reasons the appeal should be allowed.

Mark Dakeyne

INSPECTOR