

Barrowford and Western Parishes Committee – Planning Update Report - 7th August 2024

24/0178/FUL – Land South and West of West Close Farm, Foxen Dole Lane

The applicant has provided the following additional comments in relation to the justification for the siting of the proposed buildings in this location:

Moorcotes farm is my own personal property and is just used for a hobby and in my opinion should have nothing to do with Blacko properties limited. I have tried to choose the site carefully taking into consideration aspects of the environmental impact and neighbours. Putting more buildings up at Moorcotes would be a lot closer to them sighting would be very difficult to avoid established woodlands and fields that I am trying to re-wilding which is attracting a great variety of wildlife. Housing the livestock at Moorcotes would also increase my carbon footprint, put unnecessary stress on the animals moving them back and forth although it may not appear to you access his better down Foxen Dole lane as I can get an articulated vehicle right down to where the buildings are going to be sited and I cannot get one to Moorcotes! I will still need a large building at the land to store feed and bedding then have to transport it back to Moorcotes Guide lane is 7.5t limited narrow with few passing places for a tractor and trailer. Modern technology has greatly improved I now monitor the livestock in some off the fields live view on my mobile phone and monitor at home and it would not be a problem to put cameras in the buildings which his in easy walking distance of my home.

Officer Comments

The owner of Blacko Properties Ltd is ultimately the owner of both Moorcotes Farm and the land subject to this application, whether one is via his company or not, it is relevant and valid to consider that he potentially has the ability to develop livestock buildings adjacent to existing buildings and the dwelling at Moorcotes Farm to serve the whole of the land in his ownership.

Whilst matters of access, residential amenity impacts, landscape, ecology and biodiversity impacts would be considerations in any application, and without prejudice to the determination of any application, subject to appropriate design, scale and siting there do not appear to be any clear showstopping issues in those regards in relation to the potential to develop in the less isolated position adjacent to existing buildings at Moorcotes Farm.

Whilst the applicant has stated that technology could be used to monitor livestock, no evidence has been supplied to demonstrate that such technology would be adequate, in the application for the agricultural worker's dwelling at High Mount Farm, Foxen Dole Lane, the case was made and accepted by the Council that it would not be adequate and a dwelling was required within sight and sound.

Furthermore, that would not address the isolated siting away from existing buildings and impact of that on the landscape and visual amenity of the area.

The application remains recommended for refusal.

RECOMMENDATION: Refuse

For the following reason:

The applicant has failed to demonstrate that the siting the buildings in this isolated position is necessary and that the agricultural need could not be met by and/or adjacent to existing buildings, the size and isolated position of the buildings would cause unacceptable harm to the landscape and visual amenity of the area contrary to policies ENV1 and ENV2 of the Local Plan Part 1: Core Strategy.