

Report to be read in conjunction with the Decision Notice.

Signed:	Officer:	LE	Date:		Manager:	Date:	
Site Notice displayed		Photos uploaded					

Application Ref:	3/2020/0389	 Ribble Valley Borough Council www.ribblevalley.gov.uk
Date Inspected:	21.7.20	
Officer:	LE	
DELEGATED ITEM FILE REPORT:		Decision APPROVE

Development Description:	Proposed agricultural building.
Site Address/Location:	Land at Eastham Farm, Mitton

CONSULTATIONS:	Parish/Town Council
No response	

CONSULTATIONS:	Highways/Water Authority/Other Bodies
LCC Highways:	No objections following receipt of further clarification.

CONSULTATIONS:	Additional Representations.
One representation has been received which raised concerns with regard to intensification of the use, future changes of use, noise and disturbance.	

RELEVANT POLICIES AND SITE PLANNING HISTORY: Ribble Valley Core Strategy: Key Statement DS1 – Development Strategy Key Statement DS2 – Presumption in Favour of Sustainable Development Key Statement EN3 – Sustainable Development and Climate Change Key Statement H1 – Housing Provision Key Statement H2 – Housing Balance Key Statement DMI2 – Transport Considerations Policy DMG1 – General Considerations Policy DMG2 – Strategic Considerations Policy DMG3 – Transport and Mobility Policy DME2 – Landscape and Townscape Protection Policy DME3 – Site and Species Protection and Conservation Policy DME6 – Water Management Policy DMB5 – Footpaths and Bridleways National Planning Policy Framework (NPPF) National Planning Practice Guidance (NPPG) Technical Guidance to National Planning Policy Framework

Relevant Planning History:

3/2020/0389 – Proposed agricultural building

3/2020/0376 – Regularisation of unauthorised change of use of agricultural building (class B8) to industrial unit (class B2)

3/2020/0377 – Proposed change of use of agricultural unit (class B8) to industrial unit (Class B2)

3/2011/0492 - Portal framed agricultural general storage building – permission not required.

ASSESSMENT OF PROPOSED DEVELOPMENT:**Site Description and Surrounding Area:**

The site is a parcel of land located via an access track off the B6243, it appears to have been severed from Eastham House Farm and part of the site is now occupied by a number of agricultural buildings which were constructed approximately 9 years ago. As the site is approached from the main road, there is an agricultural field on the left which is used for haylage crops and grazing and to the right is a hardstanding area surrounded by dense vegetation where the existing buildings sit. A timber company is now operating from part of the site which is used for storage and treatment of wood products.

Proposed Development for which consent is sought:

The application is for the construction of an agricultural building.

Principle of Development:

Principle of Development:

Background:

The parcel of land consists of agricultural fields accessed via a track from the road, part of the site is used in connection with the applicant's timber business which has premises on the industrial estate off Chatburn Road, Clitheroe. However, the business has expanded in recent years and there has also been a recent ban on wet wood sales. Part of the agricultural land and buildings are now being used to store and dry timber before it is returned to the sawmill premises to be manufactured and sold. Part of the site is still in agricultural use, it is used for grazing sheep and haylage crops.

Three applications have been submitted and are being considered simultaneously.

3/2020/0389 – Proposed agricultural building

3/2020/0376 – Regularisation of unauthorised change of use of agricultural building (class B8) to industrial unit (class B2)

3/2020/0377 – Proposed change of use of agricultural unit (class B8) to industrial unit (Class B2)

The site lies within open countryside and policy DMG2 seeks to direct development towards the principle settlements and the more sustainable villages. Where development is outside the defined settlements or within the less sustainable "tier 2 villages" the proposal must meet certain exceptions. One of these exceptions is the provision of buildings necessary for agriculture.

In this case the site already benefitted from two agricultural buildings but these have been converted to industrial use in association with the timber business and permission has been granted for their retention as such. The authority is generally supportive of the retention and expansion of rural businesses and is satisfied that the timber business is viable and also the specific way the business operates at this site is appropriate in a rural area.

The application seeks consent for a new agricultural building to replace those that are now being used for business use. Normally this would be resisted, however the specific circumstances of this business means that whilst it is an industrial process, it involves storage of logs outside and drying within a building. It is not detrimental to the rural character of the area. The remainder of the site is pasture which is managed through the growth of haylage crops and for grazing of sheep. The two uses are compatible with each

other and it is therefore considered reasonable that to maintain the agricultural part of the site that a building will be needed to securely store machinery, hay, fodder and for occasional lambing.

Residential Amenity:

There are some dwellings in the vicinity but these are approx. 250 metres away. A neighbour has raised concerns about the scale of the timber business and potential noise nuisance and health and safety concerns. The business is already operating and there have been application granted to regularise the current use. This application is for an agricultural storage building and it is not envisaged that this will contribute to any additional noise. The application form states that there are no employees.

As aforementioned restrictions will be put in place to prevent further changes of use of the other buildings occurring without the consent of the planning authority so that the impact of this can be assessed.

Visual Amenity:

The proposed building be of a typical design for agricultural buildings. It will be located as close as practical to the existing buildings so that it will not be an isolated feature. As such it is considered that the visual impact will be acceptable.

Highways:

The agent has clarified that there will be no additional vehicle movements as a result of the development and the LCC highways officer has confirmed that they have no objection to the proposal.

Observations/Consideration of Matters Raised/Conclusion:

For the reasons in the appraisal conditional approval is recommended

RECOMMENDATION:

To approve with conditions