

Ribble Valley Borough Council

DELEGATED ITEM FILE REPORT - APPROVAL

Ref: GT

Application No:	3/2008/0227/P
Development Proposed:	Construction of building to house farm shop, café, education room and bakery, laying out of parking area and creation of small animal enclosures at Alston Dairy, Bolton Fold Farm, Preston Road, Longridge

CONSULTATIONS: Parish/Town Council

Town Council – No objection.

CONSULTATIONS: Highway/Water Authority/Other Bodies

LCC Traffic and Development Engineer – The revised off-site arrangements to the access road are designed to allow safe movement for two-way traffic, and as such I have no objections to the amended scheme. In addition, following discussions with colleagues there are no requirements for the applicant to undertake any off-site highway works. In view of this, I would raise no objections to this proposal on road safety grounds.

Environmental Health - No objection to the planning application following the amendments to the toilet facilities.

PADHI & National Grid Con – Pipelines are unaffected.

Regeneration Projects Officer – The development clearly supports the objectives of the Ribble Valley Community Strategy, and promotes the use of local produce in line with recent initiatives.

Tourism Officer – A welcome addition to the local food production businesses in the district, and from a tourism perspective, is in-line with the new Tourism Strategy.

CONSULTATIONS: Nearby Residents

No representations have been received.

RELEVANT POLICIES:

Policy G1 - Development Control.
 Policy G5 – Settlement Strategy.
 Policy ENV3 – Development within Open Countryside.
 Policy EMP8 – Extensions/Expansions of Existing Firms.
 Policy 5 of the Joint Lancashire Structure Plan (JLSP) 2001-2016.

COMMENTS/ENVIRONMENTAL/AONB/HUMAN RIGHTS ISSUES/RECOMMENDATION:

The application site is on the south side of Preston Road heading out of Longridge, on the edge of the Borough boundary with Preston City Council. It lies within land designated as open countryside by the Ribble Valley Districtwide Local Plan. The farm is a dairy farm, and planning permission was granted in 1996 for the creation of Alston Dairy, a farm shop that sells dairy products such as cream, yoghurt and desserts and is open Monday to Friday from 9am to 4pm. The access to the farm from Preston Road has been improved as required by a condition imposed on the earlier grant of planning permission. Planning permission is sought

for the construction of an additional building at the site, albeit positioned approx 35m from the existing farm buildings, to house a new bakery (focussed on the production of dairy based desserts, gluten free and wheat free products), a café area, shop, toilets, office and an educational facility area showcasing both other local products and explaining food production processes to visitors

In terms of the principle of the scheme, it is considered that the proposal complies with both Policy EMP8 of the Ribble Valley Districtwide Local Plan and Policy 5 of the JLSP, in that it shows a scheme to promote the expansion and diversification of existing local firms within the Ribble Valley, and seeks to add to them.

With regards to the development proposed, the building itself is modern in design, but has retained elements of nearby agricultural style buildings. Following a consultation response from the Environmental Health Officer, it was deemed that the proposed toilet facilities were inadequate. As such, amended plans were sent in showing a slight decrease in the overall height of the building, in order to increase in the buildings floor area to accommodate additional toilets. The floor area as originally submitted was 243 sq.m and following the amendments is now 277 sq. m. The footprint of the internal rooms is now 19.84m x 14.05m, as opposed to 18.6m x 14.2m, however due to overhanging elements of the roof, has a full floor area of 22.6m x 15.85m, as opposed to 22.1m x 17.4m. The maximum height to the ridge will now be 4.81m, reduced from 5m, and to the eaves will be 2.4m, an increase of 0.2m. The building will be of portal construction using timber, clad with smooth faced, green coloured, Cold Room Panels, except for the north elevation which will be faced in random stone, with stone heads and cills. The roof will be dark grey coloured, profiled metal sheeting. Given the adjacent agricultural buildings, and that the proposed building is designed to reflect the style of them, I do not consider there to be a significant visual impact on the surrounding countryside.

With regards to access to the site, parking and other highway issues, it is noted that the revised off-site access arrangements provide an improved road width, which the Highways Officer considers to be acceptable, and in view of this there are no objections to this proposal on road safety grounds.

As such, bearing in mind the above, the application is recommended accordingly.

SUMMARY OF REASONS FOR APPROVAL:

The proposal represents an appropriate form of development and given its design, size and location would not result in visual detriment to the surrounding countryside, nor would its use have an adverse impact on highway safety.

RECOMMENDATION: That conditional planning permission be granted.