


Report to be read in conjunction with the Decision Notice.

Signed:	Officer: HM	Date: 25/9/19	Manager: SK	Date: 25/9/19
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Application Ref:	3/2019/0706	 <p>Ribble Valley Borough Council www.ribblevalley.gov.uk</p>
Date Inspected:	19/08/2019	
Officer:	HM	
DELEGATED ITEM FILE REPORT:		APPROVAL

Development Description:	Erection of a farm workers dwelling (all matters reserved except access).
Site Address/Location:	Hall Trees Farm Hough Clough Lane Chipping PR3 2NT

CONSULTATIONS:	Parish/Town Council
No objections have been received in respect of the proposed development.	

CONSULTATIONS:	Highways/Water Authority/Other Bodies
LCC Highways:	
No objections on highways grounds.	
ADAS:	
The outline application meets the functional and financial tests which necessitates that an additional agricultural workers dwelling can be accommodated on the site.	

CONSULTATIONS:	Additional Representations.
No additional representations have been received in respect of the proposed development.	

RELEVANT POLICIES AND SITE PLANNING HISTORY:
<p>Ribble Valley Core Strategy:</p> <p>Key Statement DS1 – Development Strategy Key Statement DMG2 – Strategic Considerations Key Statement EN2 – Landscape Key Statement EN4 – Biodiversity and Heritage Key Statement H1 – Housing Provision</p> <p>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 DMH3 – Dwellings in the Open Countryside and AONB</p>

National Planning Policy Framework (NPPF)

Relevant Planning History:

3/2012/1089- Extension to existing agricultural building and hardstanding (Retrospective). (Approved with Conditions)

ASSESSMENT OF PROPOSED DEVELOPMENT:

Site Description and Surrounding Area:

The application site relates to Hall Tree Farm, which is located approximately 2km south west of the settlement of Chipping. The application site is located within the designated open countryside and Forest of Bowland AONB.

The applicants holding extends to approximately 81 hectares, 41ha are owned by the applicant and 40ha are rented. The existing enterprise farms between 550 and 600 ewes resulting in approximately 1'000 lambs yearly, the applicant then retains approximately 200 gimmer lambs to replace the 200 cast ewes which leave the farm annually.

The farm consists of 3 buildings including the existing 4 bedroom farmhouse, currently occupied by Mr and Mrs Dean, 1 general storage building which includes housing for the sheep and dogs as well as storage for fodder and bedding. A further building extended from the first which provides sheep handling facilities and storage for fodder and bedding.

Proposed Development for which consent is sought:

The application seeks outline consent for the erection of a new farm workers dwelling at Hall Tree Farm, with the access being the only matter to be approved as part of this application. The dwelling has been proposed on a parcel of land to the south east of the agricultural buildings, approximately 50m from the existing farmhouse, and would be accessed by a track leading from the farmyard area.

The proposed dwelling would be occupied by the applicant's son, James Dean, and his wife. Mr J Dean will be taking over the main physical responsibilities of the farm as a result of the applicant's health problems. The erection of this agricultural workers dwelling would therefore allow the applicant's son to live and work at the farm.

Principle of Development:

The application site lies outside of any defined settlement boundary and is therefore within the open countryside, and is also within the AONB. Key Statement DMG2 of the Core Strategy states that within the open countryside all new development must meet one of a list of criteria, of which criterion 2 is *"the development is needed for the purposes of forestry or agriculture"*. More specifically, policy DMH3 relates to dwellings and states that within the Open Countryside and AONB, residential development will be limited to *"Development essential for the purposes of agriculture... In assessing any proposal for an agricultural, forestry or other essential workers dwelling, a functional and financial test will be applied"*.

Similarly Paragraph 83 of the NPPF is also relevant and states that *"Planning policies and decisions should enable: b) the development and diversification of agricultural and other land-based rural businesses;"*

In view of the above the principle of a farm workers dwelling is acceptable in terms of both local and

national policy, providing the applicant can demonstrate a need for the farm workers dwelling. In order to determine whether there is a justification for an agricultural workers dwelling at Hall Tree Farm it must be established that there is an existing functional and financial need for an additional dwelling. A functional test is necessary to establish whether it is essential for the proper functioning of the enterprise for one or more workers to be readily available at most times.

The applicant's submitted details have been accepted by the LPA's agricultural consultants (ADAS) as proving the requirement of 1.8 agricultural workers to ensure the viability of the farming enterprise. As a result of the applicants ill health ADAS have confirmed that the applicants have provided clear evidence of a functional requirement for an additional dwelling to be located on the farm holding.

In addition to the functional test the farm must also be economically viable and able to support the additional person living at the farm. ADAS consider that after reviewing the farms accounts the existing business will be able to financially support the additional dwelling.

In view of the above it is accepted that there is a functional and financial need for an agricultural workers dwelling at Hall Trees Farm. It is therefore considered that the principle of the development is acceptable, subject to restrictive conditions and other considerations below.

Residential Amenity:

The application is submitted in outline form and therefore the precise siting and design of the dwelling is yet to be confirmed. The application shows that the dwelling will be located within a parcel of land to the south east of the existing farmhouse and agricultural buildings. The nearest residential dwelling is Hall Trees Barn West, at the closest point this neighbour would be located approximately 55m from the amended red edge. Due to the aforementioned distance it is considered that there are no residential properties within the locality that would be impacted, in terms of residential amenity, should the proposed dwelling be sited within the site edged red.

In respect of the amenity of the occupiers of the proposed house, this dwelling is specifically for an agricultural worker and hence needs to be located adjacent to the existing farm buildings and the occupants will expect agricultural activities to take place. The building has been sited so as to ensure that natural light can be received within the proposed property.

Visual Amenity:

Whilst in outline form only the application does suggest the potential siting of the proposed dwelling with indicative plans. As detailed above it is considered that the application has demonstrated and justified a need for a dwelling in this location at Hall Trees Farm.

With the above in mind, it is considered that the proposed dwelling to be sited within the area known as "the croft" has been sited adjacent to existing buildings on this site. The farmstead as a whole occupies a relatively isolated location being accessed off a shared private lane, whilst there is a right of way running to the rear of the site it is not considered that a dwelling (if designed correctly at reserved matters stage) would have any significant impact upon the landscape character of the area.

In respect of residential curtilage, negotiations have taken place between the LPA and the applicant and it has been agreed that the proposed residential curtilage will be finalised at reserved matters stage.

Access and Highways:

The proposed dwelling would be accessed via the existing track which currently serves the farm,

however a short access would be created off the existing hard surfaced area to serve the proposed dwelling. The proposed curtilage (to be formalised within the reserved matters stage) would, as submitted, provide sufficient space for the parking of vehicles and the Highway Officer has raised no objection.

Observations/Consideration of Matters Raised/Conclusion:

In summary, the LPA accepts that there is a need and justification for both the proposed agricultural workers dwelling at this working farm. The proposed dwelling would be sited in a location with respect to the needs of the farm and would enable the continued and improved agricultural operations on this working farm. In view of all of the above, the application is recommended for approval, subject to conditions.

RECOMMENDATION:

That planning consent be granted.