


Report to be read in conjunction with the Decision Notice.

Signed:	Officer:	BT	Date:	2/2/2021	Manager:		Date:	
Site Notice displayed	N/A	Photos uploaded	Y					

Application Ref:	3/2020/1057	 Ribble Valley Borough Council www.ribblevalley.gov.uk	
Date Inspected:	6/1/21		
Officer:	BT		
DELEGATED ITEM FILE REPORT:		Decision	Approval

Development Description:	Proposed agricultural storage building
Site Address/Location:	Land opposite Black Hall, Club Lane, Chipping. PR3 2QJ.

CONSULTATIONS:	Parish/Town Council
Chipping Parish Council have no objections.	

CONSULTATIONS:	Highways/Water Authority/Other Bodies
None.	

CONSULTATIONS:	Additional Representations.
No representations have been received in respect of the application.	

RELEVANT POLICIES AND SITE PLANNING HISTORY:

Ribble Valley Core Strategy:

Key Statement DS1 – Development Strategy
Key Statement DS2 – Presumption in Favour of Sustainable Development
Policy DMG1 – General Considerations
Policy DMG2 – Strategic Considerations
Policy DMH5 – Residential and Curtilage Extensions

NPPF

Relevant Planning History:

3/2014/0637:

Stable building for the purpose of commercial holiday stays for horses

3/2017/0756:

Demolition of existing timber-clad stable building and replacement with one new holiday cottage.

ASSESSMENT OF PROPOSED DEVELOPMENT:

Site Description and Surrounding Area:

The proposal site relates to an agricultural holding in the village of Chipping. The site currently contains a holiday let cottage (under construction) and stables. The surrounding area is largely characterised by agricultural fields, cottages and farmsteads.

Proposed Development for which consent is sought:

Consent is sought for the construction of an agricultural building for the purposes of storing winter feed, bedding and machinery.

Principle of development:

The proposal site was originally comprised of a stable block and several timber cabin buildings. The applicant recently received planning permission for the replacement of these with an upgraded stable block and holiday cottages.

The Southern end of the proposal site comprises a 3.6 Ha pasture which holds 42 sheep while the Northern section of the site provides holiday accommodation for guests and their horses. The Northern section of the site is the proposed location for the siting of the agricultural building.

The recent developments within the Northern section of the site have significantly reduced storage capacity for larger equipment on site. Subsequently, the applicant seeks planning permission for the construction of an agricultural building for the on-site storage of winter feed, bedding and machinery.

The proposal site lies just outside of the defined settlement area of Chipping. Policy DMG2 of the Ribble Valley Core Strategy states that proposals for development outside the defined settlement areas can be considered as justifiable if *'the development is needed for the purposes of forestry or agriculture'*.

The existing agricultural storage building at the proposal site lacks the storage capacity required to accommodate large equipment therefore the addition of a larger agricultural storage building would improve functionality at the proposal site through providing supplementary storage space for additional equipment.

It is not considered that the agricultural storage building which is a modest addition to the existing development on the site would conflict with policy DMG2 and is therefore acceptable in principle subject to an assessment of the other material planning considerations.

The proposal site also lies within the Forest of Bowland Area of Outstanding Natural Beauty therefore consideration will be given towards the effect of the proposal on the visual character of the surrounding area.

Residential Amenity:

The proposed agricultural building will not be used as a residential dwelling nor does it contain any windows as part of its design therefore the proposal will not have any undue impacts upon privacy.

The closest residential property to the proposed agricultural building is located at approximately 35 metres away therefore it is not considered that the proposal will have any adverse impacts upon natural light or outlook for nearby residents.

Visual Amenity/Landscape:

The proposal site lies within the Forest of Bowland Area of Outstanding Natural Beauty. With reference to development in Areas of Outstanding Natural Beauty, Key Statement EN2 of the Ribble Valley Core Strategy states that *'the Council will expect development to be in keeping with the character of the landscape, reflecting local distinctiveness, vernacular style, scale, style, features and building materials.'*

The proposal accords with the above statement in as much that it will incorporate nature stone walls, blue slate tiles and timber boarding as part of its design which will be in keeping with both the aesthetic of the rural properties and agricultural buildings in the surrounding area and the existing buildings at the proposal site.

The proposed building will measure 10.6 metres x 5.6 metres with an eaves and roof pitch height of 2.4 metres and 3.5 metres respectively and as such will not have an overbearing presence in as much that its dimensions will be in proportion with the other two buildings on the proposal site.

The proposal will introduce built form into the surrounding landscape and as such there will be some visual impact upon the visual character of the AONB however the proposed building will not be an isolated feature on the landscape in as much that it will be grouped with other buildings which will significantly reduce its visual impact. Moreover, the proposal's physical presence can be further justified in as much that there is a functional need for the proposed building for the purposes of agriculture.

Ecology:

No ecological constraints were identified in relation to the proposal.

Highways:

Lancashire County Council Highways have not been consulted on the proposal however the proposed building is associated with the existing use of the site and as such no increase in traffic or alterations to parking and access at the proposal site is anticipated.

Observations/Consideration of Matters Raised/Conclusion:

The proposal does not raise any concerns in relation to residential amenity and will not have any significant visual impact upon the surrounding area. Moreover, the proposal accords with Key Statement EN2 and Policy DMG2 of the Ribble Valley Core Strategy in as much that the agricultural building will integrate well with the existing rural environment and will improve agricultural functionality.

It is for the above reasons and having regard to all material considerations and matters raised that the application is recommended for approval.

RECOMMENDATION:

That planning permission be granted.