

Report to be read in conjunction with the Decision Notice.

Signed: Officer: **SK** Date: **30.11.20** Manager: Date:

Application Ref:	3/2020/0869	 Ribble Valley Borough Council www.ribblevalley.gov.uk
Date Inspected:	10/11/20	
Officer:	SK	
DELEGATED ITEM FILE REPORT:		APPROVAL

Development Description:	Construction of an agricultural storage building
Site Address/Location:	Edisford Bridge Farm Edisford Road Clitheroe BB7 3LJ

CONSULTATIONS:	Parish/Town Council
No representations received in respect of the application.	

CONSULTATIONS:	Highways/Water Authority/Other Bodies
LCC Highways:	
No objections/concerns raised.	

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

RELEVANT POLICIES AND SITE PLANNING HISTORY:

Ribble Valley Core Strategy:

Key Statement DS1 – Development Strategy
Key Statement DS2 – Sustainable Development
Key Statement DMI2 – Transport Considerations
Key Statement EN5 – Heritage Assets

Policy DMG1 – General Considerations
Policy DMG2 – Strategic Considerations
Policy DMG3 – Transport & Mobility
Policy DME4 – Protecting heritage Assets

Planning (Listed Buildings and Conservation Areas) Act
National Planning Policy Framework (NPPF)

Relevant Planning History:

3/2019/1126:

Proposed change of use of joiner's workshop to agricultural use and change of use and extension of agricultural building to create a joiner's workshop. (Approved)

3/2018/0099:

Extension of existing agricultural building. (Approved)

3/2018/0098:

Proposed new detached building for agricultural storage. (Approved)

3/2017/1168:

A sign fixed to 2 vertical posts. (Approved)

3/2017/0453:

Two new signs - one free-standing board advertisement by existing access road and one fascia sign on industrial unit. (Split decision)

3/2017/0369:

Application for retention of unauthorised construction and extension of a replacement building and unauthorised change of use to joinery workshop. (Approved)

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

The application relates to Edisford Bridge Farm, Clitheroe. The site is within a mixed use being partially agricultural and also accommodated existing commercial functions relating to an existing joinery workshop. The site is located within the defined open countryside with an existing camping site/caravan park being located to the south-west of the site.

The area is largely rural in character with a small number of dwellings also being located directly to the south of the site.

Proposed Development for which consent is sought:

Consent is sought for the erection of an agricultural storage building for the purposes of animal feed and agricultural equipment storage in association with Edisford Bridge Farm. It is proposed that the building will be sited on an area of land towards the southern extents of the farm directly to the north of a building which benefits from an extant consent for use as a joiners workshop as granted by consent 3/2019/1126. The area of land upon which the building is proposed to be sited currently accommodates caravan storage, as such, should consent be granted and the consent implemented the use of the land for the storage of caravans, in this area, will cease.

It is proposed that the building will adopt an L-shaped configuration benefitting from a footprint of 30.5m by 24.4m with an open-fronted lean-to addition that will be of a footprint of 9.2m by 18.3m. The building will measure 6.8m at ridge and have varied eaves heights ranging from 3m to 5m (at its highest point). It is proposed that the building will be clad in Juniper Green profiled sheeting to match the existing structures on site with low-level blockwork.

Principle of Development:

Given the proposal relates to land located outside of the defined settlement boundary Policy DMG2 is engaged with the latter part of the Policy (DMG2(2)) being engaged. In this respect, Policy DMG2 makes a number of exceptions that allow for development within the defined open countryside, one of which being development that is *'needed for the purposes of agriculture or forestry'*.

As such, given the building proposed is solely for the use for agricultural purposes in association with an existing agricultural holding approximately 52.5 Ha in size, it is considered that the proposal meets the exception criterion of DMG2(2) and there are no other direct conflicts with the adopted Development Plan that would warrant the refusal to grant planning permission.

Impact Upon Residential Amenity:

Taking account of the orientation of the proposed building, including associated agricultural functions and activities, it is not considered that the proposal will have any undue impact upon existing or future residential amenity by virtue of a loss of light or direct over-looking relationship. It is further considered that the intensification of potential agricultural functions associated with the building are unlikely to give rise to any significant measurable detrimental impacts upon nearby residential amenity given they are considered to be commensurate to the scale of the existing agricultural enterprise.

Visual Amenity/External Appearance:

The proposed building will be read largely in context with existing agricultural buildings of a similar scale and as such it is not considered that it will be read as anomalous or discordant upon the landscape nor be of detriment to the character and visual amenities of the area.

It is noted that the proposal lies within close proximity to Edisford Bridge Cottage and Farmhouse (Grade II listed), however given the proposed building is unlikely to be read in direct conjunction with the designated heritage asset it is not considered that the proposal raises any conflicts with Key Statement EN5 or Policy DME4 which seek to protect the character and setting of designated heritage assets.

Landscape/Ecology:

No implications.

Observations/Consideration of Matters Raised/Conclusion:

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 consent be granted.

