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| **Report to be read in conjunction with the Decision Notice.** | | | | | |
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| **Application Ref:** | 3/2021/0593 | | | |  |
| **Date Inspected:** | 06/08/2021 | | | |
| **Officer:** | AB | | | |
| **DELEGATED ITEM FILE REPORT:** | | | | | **APPROVAL** |
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| **Development Description:** | | **Proposed one agricultural building - in lieu of approval 3/2020/0364 which will not be built.** | | | |
| **Site Address/Location:** | | **Greenbanks Farm Green Lane Grindleton Road Grindleton BB7 4QJ** | | | |
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| **CONSULTATIONS:** | | **Parish/Town Council** | | | |
| No objections. | | | | | |
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| **CONSULTATIONS:** | | | | **Highways/Water Authority/Other Bodies** | |
| **LCC Highways:** | | | |  | |
| No objections. | | | | | |
| **CONSULTATIONS:** | | | | **Additional Representations.** | |
| No representations have been received. | | | | | |
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| **RELEVANT POLICIES:** | | | | | |
| **Ribble Valley Core Strategy:**  Key Statement DS1 – Development Strategy  Key Statement DS2 – Presumption in Favour of Sustainable Development  Key Statement EN2 – Landscape  Policy DMG1 – General Considerations  Policy DMG2 – Strategic Considerations  Policy DME2 – Landscape and Townscape Protection  **National Planning Policy Framework** | | | | | |
| **PLANNING HISTORY:**  3/2021/0274 - Proposed one agricultural building - in lieu of approval 3/2020/0364 which will not be built. Permission required.  3/2020/0364 - Construction of two agricultural buildings for storage, machinery, lambing and calving and storage of associated straw based manure. Permission not required. | | | | | |
| **ASSESSMENT OF PROPOSED DEVELOPMENT:** | | | | | |
| **Site Description and Surrounding Area:**  The application relates to an area of land to the west of Green Lane, west of the settlement of Grindleton in the Forest of Bowland AONB. The site comprises open agricultural land accessed via an existing agricultural entrance. There is no house associated with the land. The applicant has recently established a farming enterprise on around 28 hectares of land including and surrounding the application site. | | | | | |
| **Proposed Development for which consent is sought:**  At present the holding lacks any buildings for storage of machinery or livestock. The proposal seeks permission to erect a new agricultural building measuring 20.5m x 36.4m and with a height of 5.3m to the eaves and 7.7m to the ridge. The building is of rectangular plan form with large door openings on the north and south gable elevations and would be faced with low level stone cladding with Yorkshire boarding above.  The building would be located close to the roadside. It is also proposed to provide a hardstanding area south of the building. The existing field gate access to the site would be utilised although it would require alterations to widen the access and set gates back from the edge of the lane. | | | | | |
| **Principle of Development:**  In terms of the principle of development, Core Strategy Key Statement EC1 states that developments that contribute to farm diversification, strengthening of the wider rural and village economies or that promote town centre viability will be supported in principle.  As set out in Policy DMG2, development needed for the purposes of agriculture is considered acceptable in principle within Tier 2 villages and outside the defined settlement boundaries.  The proposed building is designed for the purposes of agriculture with the aim to establishing an agricultural enterprise at the site. There is no livestock kept on the land at present owing to the lack of covered storage/animal housing. The proposal is for the new enterprise to involve the rearing and grazing of cattle and sheep.  The applicant owns farm related machinery which is kept at the family’s business premises on Salthill Industrial Estate however this requires the transportation of farm machinery and equipment to the application site when required and its return for storage. The proposed building would therefore be used to storage farm machinery and animal feed and for seasonal lambing and calving.  In principle, the provision of a new building to support the agricultural enterprise is acceptable and would be restricted for agricultural use in connection with the land holding only. | | | | | |
| **Landscape and Visual Impact:**  The proposed development is located in the Forest of Bowland AONB which is designated for its landscape value and scenic beauty as set out in paragraph 172 of the Framework. Paragraph 172 states that ‘*great weight should be given to conserving landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to these issue’.*  Core Strategy Key Statement EN2 is consistent with paragraph 172 of the Framework and seeks to protect, conserve and enhance the landscape and character of the Forest of Bowland and requires any development to contribute to the conservation of the natural beauty of the area. Policy DMG2 states that whilst regard will be had to the economic and social well-being of the AONB the most important consideration should be the impact of development on the landscape’s intrinsic value.  Whilst the application site and the land immediately surrounding it are devoid of buildings, there are other buildings in the locality including a small group of dwellings to the south (Greenbank Cottage, Greenbanks and Greenbank Bungalow) and Whittakers Farm and White Hall Farm further north along Green Lane.  Whilst the building’s location adjacent to Green Lane would mean that it would be visible from the highway, this would negate the requirement for additional lengths of farm track and the visual impact of the building from the roadside would also be softened by the existing roadside hedge and trees. In addition, the design of the building incorporating stone cladding and timber would be in keeping with the rural area where similar buildings are an accepted feature in the countryside.  Taking account of the above, the design of the building is clearly agricultural. Whilst the building’s size is large, as required for its proposed use, its appearance, form and design would otherwise reflect other agricultural buildings in the area. | | | | | |
| **Noise and Odour Impact:**  There is a sufficient distance between the proposed building and the nearest residential property. There would be no adverse impact to residential amenity arising from noise or odours because of the development. | | | | | |
| **Ecology:**  The land on which the building is proposed to be sited contains no features of biodiversity importance nor does it contain any ecological designations. The submitted plans indicate that the proposed building would be located a sufficient distance from the nearest trees to avoid any negative impact. There would be a requirement to remove a short length of hedgerow to widen the existing access but otherwise there would be a requirement for the trees and hedge that bound Green Lane to be protected during the construction phase at all times.  There should be no external lighting erected on the building unless agreed by the Local Planning Authority to avoid light spillage which could impact negatively on species which use the adjacent trees/hedges for nesting, roosting, or commuting. | | | | | |
| **Other considerations:**  The County Surveyor raises no highway concerns. | | | | | |
| **Conclusion:**  In summary, the proposal relates to an agricultural development located in a rural area that would be of benefit to the local rural economy. Subject to appropriate conditions, the landscape and visual effects of the development can be reduced to an acceptable level so as to conserve the natural beauty of the AONB landscape. As such, it is recommended that the application be approved. | | | | | |
| **RECOMMENDATION**: | | | That planning consent be granted. | | |