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| **Report to be read in conjunction with the Decision Notice.** | | | | | | | | | | | | | |
| **Signed:** | **Officer:** | **LE** | | | | **Date:** | **9.11.21** | **Manager:** | |  | | **Date:** |  |
| **Site Notice displayed** | **Y** | **Photos uploaded** | | | | **Y** |  | | | | | | |
|  | | | | | | | | | | | | | |
| **Application Ref:** | | | 3/2021/0693 | | | | | |  | | | | |
| **Date Inspected:** | | | 6.10.2021 | | | | | |
| **Officer:** | | | **LE** | | | | | |
| **DELEGATED ITEM FILE REPORT:** | | | | | | | | | **Decision** | | **APPROVE** | | |
|  | | | | | | | | | | | | | |
| **Development Description:** | | | | | Proposed erection of agricultural building for plant storage and hay/food products. | | | | | | | | |
| **Site Address/Location:** | | | | | Field’s Farm Barn, Back Lane, Chipping | | | | | | | | |
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| **CONSULTATIONS:** | | | | | **Parish/Town Council** | | | | | | | | |
| No comments received | | | | | | | | | | | | | |
|  | | | | | | | | | | | | | |
| **CONSULTATIONS:** | | | | | **Highways/Water Authority/Other Bodies** | | | | | | | | |
| **United Utilities:** | | | | |  | | | | | | | | |
| In accordance with the National Planning Policy Framework (NPPF) and the National Planning Practice Guidance (NPPG), the site should be drained on a separate system with foul water draining to the public sewer and surface water draining in the most sustainable way. | | | | | | | | | | | | | |
| **Lancashire Fire and Rescue** | | | | |  | | | | | | | | |
| It should be ensured that the scheme fully meets all the requirements of Building Regulations Approved Document B, Part B5 ‘Access and facilities for the Fire Service’. | | | | | | | | | | | | | |
| **CONSULTATIONS:** | | | | | **Additional Representations.** | | | | | | | | |
| None | | | | | | | | | | | | | |
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| **RELEVANT POLICIES AND SITE PLANNING HISTORY:** | | | | | | | | | | | | | |
| **Ribble Valley Core Strategy:**  **Policy DS1: Development Strategy**  **Policy DS2: Sustainable Development**  **Policy EN2 – Landscape**  **Policy EN5: Heritage Assets**  **Policy DMG1: General Considerations**  **Policy DMG2: Strategic Considerations** | | | | | | | | | | | | | |
| **Relevant Planning History:**  21/0650 – Prior notification for building – Withdrawn as incorrect application type. | | | | | | | | | | | | | |
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| **ASSESSMENT OF PROPOSED DEVELOPMENT:** | | | | | | | | | | | | | |
| **Site Description and Surrounding Area:**  The application site is an agricultural field adjacent to a barn conversion in a rural and sparsely developed area in Chipping. The adjacent farmhouse in Grade II listed and the site lies within the Forest of Bowland AONB. | | | | | | | | | | | | | |
| **Proposed Development for which consent is sought:**  The application seeks retrospective consent for an open fronted steel portal frame and timber clad agricultural storage shed. The barn is located on an area of hardstanding and the building is located directly adjacent to the Southwestern edge of this. | | | | | | | | | | | | | |
| **Principle of Development:**  The site lies within both the AONB and adjacent to a listed building. Therefore in making a decision the LPA must give great weight to the preservation of the protected landscape and have regard to the duties at section 72 of the Planning (Listed Buildings and Conservation Areas) Act with regard to maintaining and enhancing the setting of listed buildings.  Policy DMG2 of the core strategy lists a number of criteria which proposals for new buildings in open countryside must meet one of which is that *“the development is needed for the purposes of forestry or agriculture”*  The applicant holds 12 acres of agricultural land in total and states that there are no buildings on site. The building is required for storage of farm machinery and hay bales and is designed for this purpose. The holding does not appear to have any livestock and the machinery proposed presumably to manage the land and hay crops. In principle it is considered to be acceptable subject to the material planning considerations.  A condition shall be imposed that if it ceases to be used for agricultural purposes then it is removed. | | | | | | | | | | | | | |
| **Residential Amenity:**  The nearest dwelling that would be affected is the applicants own property and it is not considered that a storage building associated with existing agricultural use would have a detrimental impact on any neighbours in the wider area. | | | | | | | | | | | | | |
| **Heritage Assets:**  The Grade II listed farmhouse is on the opposite side of the barn conversion to where the agricultural building is located. Whilst the new building will be visible when viewing the group in long distance views it is not considered that an agricultural building in a rural setting will detract from the significance of the listed building or have a harmful impact on its setting which is the farmyard and surrounding fields. It is considered that the setting of the listed building will be maintained. | | | | | | | | | | | | | |
| **Visual Amenity / Landscape:**  The site is in the AONB where it is usual to find agricultural buildings. This building is located as close as practical to the existing built form on the edge of the yard area and will not appear as an isolated feature in the landscape.  The colour of the timber cladding to the building is currently a light brown which is quite stark against the backdrop. It is considered that this could be resolved by staining the building in a dark green or brown colour to assist with integration into the landscape.  There is a concern with regard to the visual impact of the containers on the site which shall be investigated separately  Subject to this is considered that the character of the AONB will be preserved. | | | | | | | | | | | | | |
| **Ecology / Trees:**  There are no identified issues in respect of this. | | | | | | | | | | | | | |
| **Highways:**  There are no identified highway issues. | | | | | | | | | | | | | |
| **Observations/Consideration of Matters Raised/Conclusion:**  Having regard to the relevant national and local policy and material considerations and subject to conditions the proposal is considered acceptable. It is therefore recommended accordingly. | | | | | | | | | | | | | |
| **RECOMMENDATION**: | | | | That planning permission is granted. | | | | | | | | | |