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| **Report to be read in conjunction with the Decision Notice.** | | | | | | | | | | | | | |
| **Signed:** | **Officer:** | **LE** | | | | **Date:** |  | **Manager:** | |  | | **Date:** |  |
| **Site Notice displayed** | **N** | **Photos uploaded** | | | |  |  | | | | | | |
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| **Application Ref:** | | | 3/2021/0803 | | | | | |  | | | | |
| **Date Inspected:** | | | June 2021 | | | | | |
| **Officer:** | | | **LE** | | | | | |
| **DELEGATED ITEM FILE REPORT:** | | | | | | | | | **Decision** | |  | | |
|  | | | | | | | | | | | | | |
| **Development Description:** | | | | | Proposed change of use of agricultural building to education barn | | | | | | | | |
| **Site Address/Location:** | | | | | Fell View Barn Barret Hill Brow Bolton by Bowland BB7 4PQ | | | | | | | | |
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| **CONSULTATIONS:** | | | | | **Parish/Town Council** | | | | | | | | |
| No objection | | | | | | | | | | | | | |
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| **CONSULTATIONS:** | | | | | **Highways/Water Authority/Other Bodies** | | | | | | | | |
| **LCC Highways:** | | | | |  | | | | | | | | |
| No objection subject to technical conditions | | | | | | | | | | | | | |
| **CONSULTATIONS:** | | | | | **Additional Representations.** | | | | | | | | |
| One letter of support for the business. The writer considers that there is a need for this type of specialist facility. | | | | | | | | | | | | | |
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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 DMG1: General Considerations**  **Policy DMG2: Strategic Considerations**  **Policy DMB1: Supporting Business Growth and The Local Economy**  **Policy DMB3 - Recreation and Tourism Development**  **Policy DME2: Landscape and Townscape Protection** | | | | | | | | | | | | | |
| **Relevant Planning History:**  3/2021/0804 - Proposed riding arena and horse exerciser.  3/2018/0931- Change of use of land to residential curtilage and conversion of stable building to ancillary living accommodation. APPROVED 28.02.2019.  3/2017/1059- Equine stables to accommodate two horses, incorporating tack room, hay and equipment storage, disabled hoist and horse shower. Amendments to design approved under planning permission 3/2016/0648. APPROVED 08.12.2017.  3/2016/0648- Equine stables to accommodate two horses, incorporating tack room, disabled hoist and horse shower. APPROVED 24.08.2016.  RV/2021/ENQ/00049 – pre application advice. | | | | | | | | | | | | | |
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| **ASSESSMENT OF PROPOSED DEVELOPMENT:** | | | | | | | | | | | | | |
| **Site Description and Surrounding Area:**  The application site is located amongst a small group of dwellings located approx 2.5km to the west of Bolton by Bowland off Holden Lane. The site is in open countryside and within the Forest of Bowland AONB. The application site consists of the dwelling, which is a barn conversion, agricultural building, a garage and converted stable. | | | | | | | | | | | | | |
| **Proposed Development for which consent is sought:**  The application seeks consent for the change of use of the agricultural building to education barn.  The proposal is described as being intended to educate people about animal husbandry and behaviour as well as animal assisted therapy for those with poor mental and physical health. The applicants’ own animals will continue to be accommodated in the barn. | | | | | | | | | | | | | |
| **Principle of Development:**  It is apparent from the planning history of the site that it has evolved towards a domestic use with ancillary equestrian facilities. A recent application has been granted for a riding arena and horsewalker for domestic use.  It should also be noted that there is a historic section 106 in place which requires the dwelling to be retained as a live work unit.  As the agricultural building is no longer in use for this purpose there is no objection in principle to a conversion to an alternative use.  The site is located in open countryside within the Forest of Bowland AONB. Policy DMG2 of the core strategy states that development outside settlement boundaries will not permitted unless it meets one of a number of exceptions. One of these is that “the development is for small-scale uses appropriate to a rural area where a local need or benefit can be demonstrated.”  The policy goes on to say that in the open countryside and the AONB that great care shall be taken to preserve the landscape and where possible development should be accommodated through the re-use of existing buildings and be small scale.  Policy EN2 requires that ‘any development will need to contribute to the conservation of the natural beauty of the area. The landscape and character of those areas that contribute to the setting and character of the Forest of Bowland Areas of Outstanding Natural Beauty will be protected and conserved and wherever possible enhanced’  Policies DMB1 and DMB3 are supportive of economic development and recreation and this proposal would be broadly in accordance with these subject to there being no harmful impact on the landscape.  It is considered that as the proposal would be accommodated through the re use of a building and existing hardstanding area there would be little impact on the AONB landscape visually. Providing the use remains small scale so as not to disrupt the tranquil nature of the area. | | | | | | | | | | | | | |
| **Residential Amenity:**  There are residential properties in the vicinity approx. 100m away from the building. The application states that the building will be used for educational purposes and will teach pupils animal husbandry and behaviour as well as animal-based therapy for mental wellbeing. The applicants own animals will also be housed in this building. This is not likely to be a noisy activity and the main impact on neighbours will be through increased activity when arriving and leaving and potential lighting. The opening hours proposed are 1000-1730 Monday to Friday and 1030-1200 at weekends. There will be a maximum of 12 pupils at any one time and this will be a maximum of two separate sessions a day by appointment only.  It is not considered that the scale of the use proposed in daytime hours will have a detrimental impact on residential amenity. | | | | | | | | | | | | | |
| **Visual Amenity / Landscape:**  There are no physical alterations proposed to the building and the proposed car parking for up to 12 cars will be accommodated on the existing hardstanding. The use as described is small scale. As such it is considered that the character of the protected landscape will be preserved and the proposal accords with policy EN2, DMG1, DMG2 and DMB3 in this respect. | | | | | | | | | | | | | |
| **Highways:**  LCC highways requested additional information with regards to the access track, layout of the parking and an operation statement which was provided by the applicant.  There are now no objections from highways subject to technical conditions. Clarification has been provided on the number of expected pupils and opening hours as well as passing places along the lane and the marking out of the car park. There are no highway safety concerns with regards to the scale of the use proposed. | | | | | | | | | | | | | |
| **Observations/Consideration of Matters Raised/Conclusion:**  Having regard to core strategy policies and other material planning considerations, the proposal is considered acceptable subject to conditions to define the scope of the approval, and it is recommended accordingly. | | | | | | | | | | | | | |
| **RECOMMENDATION**: | | | | That planning permission is granted. | | | | | | | | | |