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| **Report to be read in conjunction with the Decision Notice.** |
| **Signed:** | **Officer:** | **LE** | **Date:** | **6.1.22** | **Manager:** |  | **Date:** |  |
| **Site Notice displayed** | **N** | **Photos uploaded** | **Y** |  |
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| **Application Ref:** | 3/2021/0849 |  |
| **Date Inspected:** | 5.1.2022 |
| **Officer:** | **LE** |
| **DELEGATED ITEM FILE REPORT:**  | **Decision** | **REFUSE** |
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| **Development Description:** | Proposed agricultural livestock building. |
| **Site Address/Location:** | Fairclough Barn Loud Bridge Road Chipping PR3 2NX |
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| **CONSULTATIONS:**  | **Parish/Town Council** |
| Chipping Parish Council – Object to the proposal for the following reasons:Incorrect site address.Part of the stated holding is farmed by another partyThe cattle are not kept at the site and the sheep belong to another party and only graze for part of the year.The existing buildings are not used for the purpose stated and have an industrial appearanceA livestock building will produce slurry etc for which no provision is madeThere is no justification for this building.  |
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| **CONSULTATIONS:**  | **Highways/Water Authority/Other Bodies** |
| **United Utilities:** | The site should be drained in the most sustainable way. If a water supply is required the applicant should contact UU. The applicant should contact UU for information on location of their assets. |
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| **CONSULTATIONS:**  | **Additional Representations.** |
| An objection has been received which raises the following concerns:Impact on wildlifePollutionVisual Impact |
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| **RELEVANT POLICIES AND SITE PLANNING HISTORY:** |
| **Ribble Valley Core Strategy:** |
| **Relevant Planning History:**2019/0901 – Agricultural building for machinery – permission not required.2019/1104 – Agricultural building for storage – permission not required |
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| **ASSESSMENT OF PROPOSED DEVELOPMENT:** |
| **Site Description and Surrounding Area:**The site and surrounding area is fairly flat and located in the AONB approx. 3 miles south west of Chipping and 3.5 miles north of Longridge. It is located in the corner of an agricultural field off Loud Bridge Road and is covered by hardstanding and occupied by 2 existing agricultural buildings. It is accessed via a track which serves the converted barn and continues to the site. The land is associated with Fairclough Barn but there are other dwellings in close proximity. |
| **Proposed Development for which consent is sought:**The application seeks consent for the construction of a large livestock building, measuring 37.8 metres by 13.7 metres with ridge height of 6.3 metres. The floor plans indicate 6 pens which can house a total of 63 cattle of varying weights and an area for lambing. |
| **Principle of Development:**Over the past 3 years there have been several applications submitted to the council for agricultural buildings 2019/0901 – Agricultural building for machinery – permission not required. This building measures 18.2m x 12m and approx. 6.4 metres high and is in situ. The supporting information stated that the applicant had recently purchased the property with 10.8 hectares and that the farming enterprise related to the production of hay only. It also stated that there was one existing livestock building measuring 11.8 x 7 m and 3m eaves, this building is adjacent to the barn. 2019/1104 – Agricultural building for storage – permission not requiredThis building measures 18.2m x 12m and 6.4 metres high and is in situ. Again, the supporting information stated that the applicant had recently purchased the property with 10.8 hectares and that the farming enterprise related to the production of hay only. It also stated that there was one existing livestock building measuring 11.8 x 7 m and 3m eaves, this building is adjacent to the barn. The statement advised that the applicant intended to expand the farming business in the future to beef cattle and sheep. The supporting information with this application states that along with the 10.8 hectares of land which is owned an additional 20 is rented, this adjoins the owned land and lies to the south and east, with another parcel off Collins lane, just over 2km away as the crow flies. It is not clear whether this land benefits from any buildings. At the time of the visit to the site of the building there did not appear to be any livestock grazing other than alpacas and it is not clear whether the cattle / sheep enterprise has commenced or whether they are currently housed elsewhere. Buildings which are needed for agricultural or forestry purposes are acceptable in principle in areas of open countryside as set out within core strategy polices DMG2 but must be in keeping with the character of the landscape. This is subject to the other core strategy policies and material planning considerations with special attention being given to the preservation or enhancement of the AONB.  |
| **Residential Amenity:**The livestock building will be located in front of the existing two buildings on the site. It is understood that Fairclough Barn is within the same ownership, however the building would be located 34.5 metres from the boundary of Fairclough Farm and 49 metres from Holy Oak House. As such there is a concern that there would be an impact on surrounding dwellings from the housing of a large number of livestock and no information has been forward with regards to mitigation or justification for this particular location. It is also not clear why another building is required when there are 3 existing, two of which have been constructed in the last 3 years. Very minimal information is given to the operation of the business but it is stated that the applicant has a herd of cattle and sheep which require winter housing. An enterprise of this size is likely to generate significant amounts of waste and no information is put forward as to how slurry etc will be dealt with. Nor is any information about noise mitigation. Furthermore, no convincing evidence is put forward that this is a viable farming enterprise and that there is a genuine need for this building or that alternative locations have been considered. It is noted that a large area of land 2.5 km away is rented and animals may graze there. If this is the case information as to why they cannot be housed there and how they will be transported to and from should be submitted. In terms of residential amenity, livestock are likely to be found in rural areas but buildings so close to residential properties require planning permission so that the impact can be considered. In this case it is considered that the proposed building would have a detrimental impact on residential amenity and in the absence of any justification and proposed mitigation it is considered unacceptable.  |
| **Visual Amenity:**The building is to be grouped with others that were constructed under agricultural PD. It is of a functional design with timber boarded walls typical of agricultural buildings The buildings constructed under permitted development are located on an existing hardstanding but detached from the existing complex of buildings at Fairclough farm / barn and other development along Loud Bridge Road. They are visually prominent from the road. This building is twice the size of the existing buildings and will be a significant built form in this area of open countryside. Whilst rural buildings are found in areas of countryside, in order to accord with core strategy policies, they need to be “needed” for the purposes of agriculture and there is no convincing evidence to support this claim. The also should assimilate into the landscape and whilst the design is in keeping with rural areas the impact of such a large building is not outweighed by the aforementioned justification. |
| **Highways:**No comments have been received from LCC highways. The site is accessed via an existing track from Loud Bridge Road and there is an area of hardstanding between the buildings. It is likely that there will be some vehicle movements associated with the use but this is not likely to have a detrimental impact on the highway network.  |
| **Observations/Consideration of Matters Raised/Conclusion:**Having regard to the relevant core strategy policies and material planning considerations, the proposed building is considered unacceptable due to its impact on residential and visual amenity and there is no convincing justification or mitigation for the harm. It is therefore recommended accordingly |
| **RECOMMENDATION**: | That planning permission is refused.  |