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| **Report to be read in conjunction with the Decision Notice.** | | | | | | | | | | | | | |
| **Signed:** | **Officer:** | **SH** | | | | **Date:** | **28/02/2022** | **Manager:** | |  | | **Date:** |  |
| **Site Notice displayed** | **N/A** | **Photos uploaded** | | | | **Y** |  | | | | | | |
|  | | | | | | | | | | | | | |
| **Application Ref:** | | | 3/2021/1063 | | | | | | Graphical user interface, text, application  Description automatically generated | | | | |
| **Date Inspected:** | | | 07/02/2022 | | | | | |
| **Officer:** | | | **SH** | | | | | |
| **DELEGATED ITEM FILE REPORT:** | | | | | | | | | **Decision** | | **APPROVAL** | | |
|  | | | | | | | | | | | | | |
| **Development Description:** | | | | | Proposed single storey steel framed sheep shed, with secure enclosed store for equipment at end, with cladding for security. | | | | | | | | |
| **Site Address/Location:** | | | | | Mill House, Chipping Road, Chaigley, BB7 3LS | | | | | | | | |
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| **CONSULTATIONS:** | | | | | **Parish/Town Council** | | | | | | | | |
| No comment received. | | | | | | | | | | | | | |
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| **CONSULTATIONS:** | | | | | **Highways/Water Authority/Other Bodies** | | | | | | | | |
| United Utilities response received 25/01 – No Objections. | | | | | | | | | | | | | |
| **CONSULTATIONS:** | | | | | **Additional Representations.** | | | | | | | | |
| No comments received. | | | | | | | | | | | | | |
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| **RELEVANT POLICIES AND SITE PLANNING HISTORY:** | | | | | | | | | | | | | |
| **Ribble Valley Core Strategy:**  Key Statement DS1 – Development Strategy  Key Statement DS2 – Presumption in Favour of Sustainable Development  Key Statement EN2 - Landscape  DMG1: General Considerations  DMG2: Strategic Considerations  National Planning Policy Framework | | | | | | | | | | | | | |
| **Relevant Planning History:**  **3/2021/0966:**  Proposed open-sided portal frame building with enclosed machinery store. (Permission Required)  **3/2021/0843:**  Prior notification for an open sided sheep shed with enclosed secure store for feed at one end. (Refused)  **3/2016/0047:**  Demolition of single storey side extension and erection of two storey side extension to existing house. (Approved)  **3/2015/1037:**  Demolition of existing Shippon and construction of larger steel framed Shippon with associated fences and gates. (Approved)  **3/2014/0826:**  Change of use from Shippon to 4 bedroom detached house, replacement of concrete block boundary wall with natural dry stone wall. (Refused)  **3/2013/0840:**  Change of use of stone barn to four bedroom house. (Approved)  **3/2009/0524:**  Construction of an agricultural livestock building (Phase 3). (Approved)  **3/2009/0523:**  Construction of an agricultural livestock building (Phase 2). (Approved)  **3/2009/0522:**  Construction of an agricultural livestock building (Phase 1). (Approved)  **3/2009/0261:**  Re-submission of outline application for a farm workers dwelling, including siting with all other matters reserved. (Refused)  **3/2008/0703:**  Proposed outline application for farm workers dwelling, including siting, with all other matters reserved. (Refused)  **3/2007/0788:**  Phase III. Construction of an agricultural livestock building. (Approved)  **3/2007/0787:**  Phase II. Construction of an agricultural livestock building. (Approved)  **3/2007/0786:**  Phase I. Construction of an agricultural livestock building. (Approved) | | | | | | | | | | | | | |
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| **ASSESSMENT OF PROPOSED DEVELOPMENT:** | | | | | | | | | | | | | |
| **Site Description and Location:**  The application relates to a farmstead in Chaigley. The proposal site contains a farmhouse property, converted barn and sheep shed. The proposed agricultural building is to be sited approximately 80 metres to the North-east of the farmhouse, barn and sheep shed. The proposal site falls within the Forest of Bowland Area of Outstanding Natural Beauty. | | | | | | | | | | | | | |
| **Proposed Development for which consent is sought:**  Consent is sought for the construction of a single storey steel framed agricultural building to be used to create secure ventilated sheep housing with an enclosed cladded store for equipment at the end of the structure. The extent of the full building will measure approximately 20m in length and 10m in width, with a maximum ridgeline of approximately 4.5m and the eaves measuring 3.6m from ground level. White profile roofing sheets will be used on the roof, with timber cladding at high level, dark green metal cladding to the secure store and steel post and gates to the rear side and front elevation. | | | | | | | | | | | | | |
| **Principle of Development:**  The application site was previously granted full planning permission in January 2016 for a new building of 470sqm which was never implemented and has now lapsed. Following Brexit and market pressures, the proposed agricultural building has been reduced by 200sqm from the original consent. An Agricultural Determination application was submitted in September 2021 for the above proposal, however was refused as the proposed building would be situated within 400m of the curtilage of a protected building.  The Design and Access statement submitted with the application outlines how the farm does not have sufficient land at Chaigley to accommodate all the applicant’s sheep, therefore sheep are also grazed at several locations in the Ribble Valley rented by Mr Pennington on short term agreements. This arrangement is not practical for several reasons, and as such the applicant wishes to house the animals at Mill Brook Farm.  Policy DMG2 of the Ribble Valley Core Strategy states that proposals for development outside the defined settlement areas can be considered as justifiable if *‘the development is needed for the purposes of forestry or agriculture’.* The need for this structure is considered reasonably necessary for the purposes of agriculture, and as such the principle of the development is acceptable subject to an assessment of the other material planning considerations.  The proposal site is situated within the Forest of Bowland Area of Outstanding Natural Beauty therefore additional consideration will be given towards the effect of the proposal on the visual character of the surrounding landscape. | | | | | | | | | | | | | |
| **Residential Amenity:**  The applicant currently resides at the farmhouse of Mill House Farm and farms this land, and due to its change in siting, will now be situated approximately 50m away from the residential buildings within the curtilage. As such the proposed use of the building for housing livestock would not negatively impact upon the existing occupiers of the farmhouse or converted barn.  The closest residential property that is not part of an agricultural holding is situated over 90m away. The new siting for the proposal means the agricultural building will be located in a corner of the curtilage, situated behind an existing boundary hedge, with the much larger scale agricultural buildings at Old Dairy Farm assisting in screening the proposal from view. As such, it is not considered that the proposal will have any adverse impact upon residential amenity for the neighbouring dwellings. | | | | | | | | | | | | | |
| **Visual Amenity:**  Policy DMG1 of the Core Strategy states that *‘all development must be of a high standard of building design, be sympathetic to existing and proposed land uses in terms of its size, intensity, and nature as well as scale, massing, style, features and building materials’*.  Policy DMG2 sets out that *‘the development needed for the purposes of agriculture is considered acceptable in principle within Tier 2 villages and outside the defined settlement boundaries’*.  As the application site lies within the Forest of Bowland Area of Outstanding Natural Beauty, consideration must be given to the effect of the proposal on the surrounding natural landscape. Key Statement EN2 of the Ribble Valley Core Strategy states that: ‘‘*The Council will expect development to be in keeping with the character of the landscape, reflecting local distinctiveness, vernacular style, scale, style, features and building materials.’*  The proposal accords with Policy DMG1 in as much that it will incorporate a mixture of timber boarding and dark green metal cladding to the exterior, as well as goose grey profile roofing sheets as part of its design, which will largely be in keeping with the aesthetic appearance of other agricultural buildings in the surrounding area. The building will be situated to the North of the curtilage, positioned in line with an existing hedge, and will be sited behind the large-scale existing buildings at Old Dairy Farm, assisting in screening the building from Chipping Road, the adjacent highway. Moreover, the proposal’s physical presence can be further justified in as much that there is functional need for the proposed sheep shed for the purposes of agriculture, according with DMG2. As such, the proposed development is considered to have minimal impact on the visual amenity of the site and the surrounding Forest of Bowland AONB area. | | | | | | | | | | | | | |
| **Ecology:**  No ecological constraints were identified in relation to this proposal. | | | | | | | | | | | | | |
| **United Utilities:**  A consultation response was received on 25/01/2022 have no objections to the following proposal. However, the following comments have been made. Due to the presence of United Utilities apparatus in proximity to the specified site area, prior to carrying out works, the applicant should demonstrate the exact relationship between any United Utilities’ assets and the proposed development. The applicant should contact the Developer Services Team for advice if their proposal is in the vicinity of water or wastewater pipelines and apparatus. It is their responsibility to ensure that the United Utilities required access is provided within their layout and that the infrastructure is appropriately protected. The developer would be liable for the cost of any damage to United Utilities’ assets resulting from their activity. | | | | | | | | | | | | | |
| **Highways:**  Lancashire County Council Highways have not been consulted on the proposal however the proposal is associated with the existing use of the site and as such no increase in traffic or alterations to parking and access at the proposal site is anticipated. | | | | | | | | | | | | | |
| **Observations/Consideration of Matters Raised/Conclusion:**  The proposed development will not result in any significant impact on the residential or visual amenity of the area. With all the above taken into consideration it is recommended accordingly. | | | | | | | | | | | | | |
| **RECOMMENDATION**: | | | | That planning consent be granted. | | | | | | | | | |