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| **Report to be read in conjunction with the Decision Notice.** |
| **Signed:** | **Officer:** | **SH** | **Date:** | **30/03/2022** | **Manager:** |  | **Date:** |  |
| **Site Notice displayed** | **N/A** | **Photos uploaded** | **Y** |  |
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| **Application Ref:** | 3/2022/0047 | Graphical user interface, text, application  Description automatically generated |
| **Date Inspected:** | 22/03/2022 |
| **Officer:** | **SH** |
| **DELEGATED ITEM FILE REPORT:**  | **Decision** | **APPROVAL** |
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| **Development Description:** | New access to the highway (following the blocking off of existing) and extension to existing agricultural building. |
| **Site Address/Location:** | Cuthbert Hill Farm, Garstang Road, Chipping, PR3 2QJ |
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| **CONSULTATIONS:**  | **Parish/Town Council** |
| No comment received.  |
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| **CONSULTATIONS:**  | **Highways/Water Authority/Other Bodies** |
| Highways revised response received 30/03 – No Objections subject to conditions. |
| **CONSULTATIONS:**  | **Additional Representations.** |
| One comment has been received regarding the proposal. It has been summarised below:* The extension to the agricultural building will create an overbearing impact visually and should be extended off the North-Eastern elevation as opposed to the South-Western elevation.
* Issues regarding land ownership.
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| **RELEVANT POLICIES AND SITE PLANNING HISTORY:** |
| **Ribble Valley Core Strategy:**Key Statement DS1 – Development StrategyKey Statement DS2 – Presumption in Favour of Sustainable DevelopmentKey Statement EN2 - LandscapePolicy DMG1: General ConsiderationsPolicy DMG2: Strategic ConsiderationsNational Planning Policy Framework |
| **Relevant Planning History:**3/2021/1075:Regularisation of change of use of dwelling house to holiday let and siting of ancillary welfare unit. (Approved)3/2013/0340:Proposed extension to an existing agricultural building to provide storage for silage and straw to be used for cattle on the farm. (Approved)3/2012/0744:Application for the discharge of condition no. 1 (timescale) and condition no. 2 (materials) of planning permission 3/2009/0874P. (Approved)3/2012/0274:Proposed new agricultural building for the storage of manure. (Approved)3/2009/0874:Renewal of planning consent 3/2006/0845P, for a two-storey extension and a single storey double garage. (Approved)3/2006/0845:Two storey extension and a single storey double garage. (Approved)3/1997/0023:Timber framed agricultural storage/stock building. (Approved)3/1994/0495:Change of use of agricultural land to residential curtilage to provide improved vehicular access and extension of existing dwelling. (Approved) |
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| **ASSESSMENT OF PROPOSED DEVELOPMENT:** |
| **Site Description and Location:**The application site is a farmstead located in an isolated position 1.5km to the West of Chipping and 5km North of Longridge as the crow flies. The farmhouse is a traditional stone-built dwelling located adjacent to the roadside with separate drive and parking to the east side. To the west side is a farmyard occupied by two agricultural buildings and surrounded by agricultural fields. There is 7 acres of farmland associated with the farm. There is a portacabin structure located in the field adjacent to the agricultural buildings. |
| **Proposed Development for which consent is sought:**Consent is sought for the construction of an extension to an existing agricultural building to be used to provide general storage for Hay/Straw and machinery. The extent of the extension will measure approximately 9.1m in length, and 13.5m in width, featuring a lean-to roof design. The roof will adjoin onto the existing building, with the eaves falling to approximately 3.6m from ground level on the Western facing elevation. The agricultural building extension will be situated on the Western elevation of the existing building, with a large opening on the Northern facing elevation. Materials will include tanalized Yorkshire Boards with concrete panels and natural grey cement fibre sheets to the roof. Consent is also sought for the existing access onto Garstang Road to be reduced to a pedestrian access of 2m, and the construction of a new access to the highway to the West side of the curtilage. This will involve the removal of an 11m section of dry-stone walling and a 13.1m stretch of hedgerow to be removed in order to accommodate a 12m wide access, with the gates being situated approximately 3.7m off Garstang Road.The existing cladded welfare centre shall also be repositioned on the Eastern elevation of an existing agricultural building in order to allow for the proposed highway alterations.  |
| **Principle of Development:**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 development in question will extend off an existing covered midden to provide a secure storage space for hay/straw and farm machinery. The proposed alterations to the site access will improve the ability for farm vehicles to access the land from the public highway, due to the existing access point having poor visibility. The need for these alterations to the site are 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. |
| **Residential Amenity:**The nearest residential property not affiliated with the farm is known as Halton Hill, approximately 180m away from the development site and therefore it is considered that the development would not have any undue impact upon neighbouring residential amenity through overlooking, overshadowing, loss of daylight or outlook.  |
| **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’*. The proposal accords with Policy DMG1 in as much that it will incorporate tanalized Yorkshire boards with concrete panels, as well as natural grey fibre cement profiling sheets as part of its design which will largely be in keeping with both the existing buildings at the proposal site and the aesthetic of other agricultural buildings in the surrounding area. The proposed agricultural extension would be prominent additions to the farmstead and would be readily visible from Garstang Road. However, it would be closely related to the existing built form and would be seen within the context of the farm complex as a whole. The proposed structure would be in-keeping with the surrounding buildings in terms of its size, scale and design and would serve a functional purpose reasonably necessary for the purposes of agriculture. The welfare centre will be sited to the North-East of the existing building, and as such will be subservient and integrate effectively within the existing building line of the farmstead. As such, it would not be considered that the proposal will have a detrimental impact on the appearance of the surrounding landscape and would accord with Key Statement EN2 and Policy DMG1 of the Ribble Valley Borough Council Core Strategy. The proposed gateway would be set back 10m from Garstang Road with the field access track remaining largely concealed from the public realm behind the roadside hedge line along the highway and therefore the visual impact of the proposed works would be relatively low. Furthermore, gateways and pull in points providing access into fields are a common feature within the surrounding area being largely synonymous with rural landscapes therefore the proposed works would not be an incongruous addition to the existing landscape. Accordingly, it is not considered that the proposed works would have any undue impact upon visual amenity or detract from or have any undue impact upon the character of the surrounding AONB landscape.  |
| **Landscape/Ecology:** A consultation response was received on 04/04/2022 by the Ribble Valley Borough Council Countryside team stating that the hedgerow section to be removed is acceptable, provided that a condition is attached to the decision notice for the implementation of a Lancashire hedgerow mix for the proposed visibility splay.  |
| **Highways:**Lancashire County Council Highways have been consulted on the proposal and made the following comments. Further information was requested regarding the proposed visibility splays for the site, and the LHA have highlighted shortfalls in both visibility splays to the left and right of the proposal. However, these shortfalls are deemed to be minor as the narrow nature of the carriageway along with the topography of the road means the splays are unlikely to be able to achieve the minimum visibility and as a result the LHA will accept any shortfall. The LHA have also reviewed the proposed access and are satisfied that the access width and setback distance of the gate complies with the LHAs guidance. Therefore, Highways does not raise an objection to the above application, subject to Conditions.  |
| **Observations/Consideration of Matters Raised/Conclusion:**One comment was received regarding concerns to the visual amenity of the agricultural building extension. The development would be considered appropriate for the needs of agriculture and is to be sited to the South-West of the building in order to protect the public footpath running through the site. As such, the development is considered suitable in this instance. The proposal represents an appropriate form of development and given its design, size and location would not result in visual detriment to the existing farmstead or the surrounding area and has no significant detrimental impact on nearby residential amenity. Accordingly, it is recommended that the application be approved. |
| **RECOMMENDATION**: | That planning consent be granted.  |