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| **Report to be read in conjunction with the Decision Notice.** |
| **Signed:** | **Officer:** | **KH** | **Date:** | **30.06.22** | **Manager:** |  | **Date:** |  |
| **Site Notice displayed** | **Y** | **Photos uploaded** | **Y** |  |
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| **Application Ref:** | 3/2022/0228 |  |
| **Date Inspected:** | 31.3.22 |
| **Officer:** | **KH** |
| **DELEGATED ITEM FILE REPORT:**  | **Decision** |  |
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| **Development Description:** | Extension to existing agricultural buildings and associated concreting. |
| **Site Address/Location:** | Dickinsons Farm Pendleton BB7 1PT |
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| **CONSULTATIONS:**  | **Parish/Town Council** |
| Pendleton Parish Council: |
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| **CONSULTATIONS:**  | **Highways/Water Authority/Other Bodies** |
| **UU:****Environment Agency:** | There is an easement crossing the proposed access to the site which UU has a restrictive covenant. A water pipeline crosses the site which must not be built over or access compromised in any way. The proposal is not acceptable to UU and we object.Update – Objection removed.No objection subject to advice regarding SSAFO regulations.  |
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| **CONSULTATIONS:**  | **Additional Representations.** |
| One response received raising concerns over the shared access road and use by large commercial vehicles and suggesting a suitable clear turning area within the yards to allow vehicles to enter and leave in forward gear. There is a constant pile of rubbish outside the gate to the farmyard which is clearly visible from the street as this is in a sensitive location provision should be provided within the site to aid storage and collection of waste. |
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| **RELEVANT POLICIES AND SITE PLANNING HISTORY:** |
| **Ribble Valley Core Strategy:****Key Statement DS1: Development Strategy** **Key Statement DS2: Sustainable Development****Key Statement EN2: Landscape****Key Statement EN5: Heritage Assets****Policy DMG1: General Considerations** **Policy DMG2: Strategic Considerations****Policy DME4: Protecting Heritage Assets****Pendleton Conservation Area** **National Planning Policy Framework****National Planning Practice Guidance****Section 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.** |
| **Relevant Planning History:**None.Other concurrent applications:3/2022/0225 – Erection of an agricultural building to create space for a feed passage and loose housing for cows and associated concreting.3/2022/0226 – Erection of a new building to accommodate a new parlour and dairy associated concreting.3/2022/0229 – (Spring Barn) Alteration and extension to an existing slurry lagoon.3/2022/0230 – (Wymondhouses Farm) construction of new concrete lined slurry lagoon. |
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| **ASSESSMENT OF PROPOSED DEVELOPMENT:** |
| **Site Description and Surrounding Area:**The site is located with an agricultural holding within land designated as Open Countryside. The immediate site consists of the original listed farmhouse and associated agricultural buildings accessed from Main Street. A second site is located at Wymondhouses Farm 1.02km to the South East and includes a range of existing farm buildings and the residential Grade II Listed Farmhouse with a third site at Spring House Barn over 800m to the South West.Public footpath 21 runs between the main site and Wymondhouses which would not be affected by this proposal. |
| **Proposed Development for which consent is sought:**Full planning application for an extension to an existing agricultural building on an existing farmstead. |
| **Principle of Development:**Whilst the Farmhouse itself is within the settlement boundary the application site lies within Open Countryside. In terms of siting the building extension would be located to the northern end of the existing farm building outside of Pendleton Conservation Area it would measure approximately 12m x 36m constructed in Yorkshire Boarding to eaves with concrete panels below and fibre cement roof sheets. Two single sheeted gates and a double sheeted gate would be installed to the North East elevation |
| **Residential Amenity:**The Old Village School (now in residential use) lies to the East of the site of this proposed agricultural extension with The Vicarage (55m) and The White Lodge (135m) abutting the agricultural land to their western side.Taking into account the existing agricultural building sited between The Old Village School and the proposed extension and the proximity of these properties the proposed extension to the agricultural building would be distant enough not to raise any additional undue issues for these properties. |
| **Heritage Asset:****Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.**Due to the proximity of the Dickinson Farmhouse which is a Grade II Listed Building regard must be had to any potential harm to the Heritage Assets.Taking into account the existing agricultural use and buildings this proposal would not raise any additional undue issues than the existing and would improve the setting in terms of providing more appropriate farming practices.Therefore the proposal would not result in any negative impact on the Listed Farm than existing. |
| **Visual Amenity:**The siting of the proposed building would not be overly visible in the landscape and in any respect, it would be viewed in context with the existing buildings and its current use as a working farm.The extension would measure 12m x 36m constructed in steel portal frame with concrete panels and Yorkshire boarding above and a grey fibre cement roof. To the north east elevation would be an area of hardstanding to enable the feeder wagon to exit and enter the buildings.Comments have been made regarding materials on the site, however, this is a working farm and therefore materials and equipment will be stored and moved as necessary. During my site visit I did not encounter anything that raised concerns in this regard and in any event this material is not on the public highway and therefore is a private matter. |
| **Highways:**The site will be accessed via the existing farm access off Main Street which serves the existing farmhouse and agricultural buildings. No additional highway concerns are raised by the proposal. A comment has been received raising concerns over the existing access arrangements and requesting these be improved as part of this application. The proposed building would not affect or improve the existing access arrangements and due to the site constraints the access into the working farm could not be widened, however, there is ample room to the front of the farmhouse for vehicles to park and turn using the existing layout and this provides adequate space for vehicles and farm machinery to enter and leave the site. It is acknowledged that in order to access the existing site entrance vehicles need to pass the entrance to The Old Vicarage School, however, this is no different to the existing situation and the buildings proposed are part of a redevelopment scheme rather than an expansion of the farming enterprise which will remain as it is. |
| United Utilities have assets in the area including a water main and public sewer which can not be built over or in close proximity due to easements.It is the applicant’s responsibility to demonstrate the exact relationship between any assets and the proposed development. Environment Agency have commented that the proposal needs to accord with SSAFO regulations relating to the slurry store. |
| **Observations/Consideration of Matters Raised/Conclusion:**The proposed agricultural building will complement the existing farm buildings on the site and would relate well in terms of siting, design and materials. There would be no undue impact on visual or residential amenity or highway safety above the existing use of the site. There would be no additional harm to the adjacent Listed Building. |
| **RECOMMENDATION**: | Approve Planning Permission. |