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| **Report to be read in conjunction with the Decision Notice.** | | | | | | | | | | | | | | |
| **Signed:** | **Officer:** | MW | | | | | **Date:** | 17/05/2022 | **Manager:** | |  | | **Date:** |  |
| **Site Notice displayed** | **N/A** | **Photos uploaded** | | | | | **Y** |  | | | | | | |
|  | | | | | | | | | | | | | | |
| **Application Ref:** | | | 3/2022/0295 | | | | | | |  | | | | |
| **Date Inspected:** | | | 03/05/2022 | | | | | | |
| **Officer:** | | | **MW** | | | | | | |
| **DELEGATED ITEM FILE REPORT:** | | | | | | | | | | **Decision** | | **APPROVAL** | | |
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| **Development Description:** | | | | | Proposed steel portal frame building to roof over a manure store within the existing farmyard. | | | | | | | | | |
| **Site Address/Location:** | | | | | Plane Tree Farm Chipping Road Chaigley BB7 3LT | | | | | | | | | |
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| **CONSULTATION:** | | | | | **Aighton Bailey and Chaigley Parish Council** | | | | | | | | | |
| No comments have been received in respect of the application. | | | | | | | | | | | | | | |
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| **CONSULTATION:** | | | | | | **Highways/Water Authority/Other Bodies** | | | | | | | | |
| **LCC Highways** | | | | | | No objection. | | | | | | | | |
| **United Utilities** | | | | | | **Drainage**  It is recommended that the applicant considers their drainage plans in accordance with the drainage hierarchy as outlined within the NPPF and NPPG.  **UU Property, Assets and Infrastructure**  It is advised that the applicant contacts the UU Developer Services team at the earliest opportunity for advice on determining the precise location of the pipeline and additional protection measures they must consider both during and after construction. | | | | | | | | |
| **SABIC North West** | | | | | | The developer shall be aware that they must consult Sabic if any work is to be carried out within 50 metres of the Major Accident Hazard Pipeline. | | | | | | | | |
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| **CONSULTATION:** | | | | | | **Additional Representations** | | | | | | | | |
| No additional representations have been received in respect of the proposed development. | | | | | | | | | | | | | | |
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| **RELEVANT POLICIES AND SITE PLANNING HISTORY:** | | | | | | | | | | | | | | |
| **Ribble Valley Core Strategy:**  Policy DMG1 – General Considerations  Policy DMG2 – Strategic Considerations  Policy DMB1 – Supporting Business Growth and the Local Economy  Key Statement EC1- Business & Employment Development  Key Statement EN2 – Landscape & Townscape Protection  **National Planning Policy Framework** | | | | | | | | | | | | | | |
| **Relevant Planning History:**  3/2017/0510 – Construction of new agricultural building and feed silo.  3/2019/0541 – Proposed construction of roofed cattle slurry storage facility. | | | | | | | | | | | | | | |
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| **ASSESSMENT OF PROPOSED DEVELOPMENT:** | | | | | | | | | | | | | | |
| **Site Description and Surrounding Area:**  Plane Tree Farm is situated within an Area of Outstanding National Beauty (AONB) approximately 5 kilometres from the settlement of Clitheroe and 3.5 kilometres from Hurst Green. The Farmstead to which this application relates is located to the north of Longridge Road, outside of any defined settlement limits. The total farm holding includes 41 hectares of land with current farming activity including the rearing of 100 dairy cows and 550 fattening pigs. | | | | | | | | | | | | | | |
| **Proposed Development for which consent is sought:**  Approval is sought for the erection of a steel portal frame building within the existing farmyard to roof over a manure store. The structure would consist of pre-stressed concrete lower walls with a timber spaced board upper, fiber cement roof sheets and clear perspex rooflights at intervals on the roof. The proposed building will be 36 metres in length, 11 metres in width and feature an eaves height of 6.7 metres. | | | | | | | | | | | | | | |
| **Principle of Development:**  Outside of defined settlements, policy DMG2 limits development to that which meets explicit criteria including development necessary for the purposes of forestry or agriculture. Material submitted to accompany the application demonstrates the need for the proposed development within the existing functions of the farm and upon reviewing this I am satisfied the development meets these criteria. | | | | | | | | | | | | | | |
| **Residential Amenity:**  Considering the existing arrangement of the farmyard and the distance of existing buildings to other residential properties, it is not considered that the proposal would result in additional impact on surrounding residential amenity. The closest residential property to the site location is that known as Manor Barn, approximately 40 metres west of the site location. Despite sharing a boundary with the farmyard, existing hedgerow planting on this boundary significantly screens the farmyard from view. From the eastern elevation the scheme would act as an infill development, screened by existing agricultural buildings of similar size, and therefore for these reasons the scheme is not deemed to impact unduly upon residential amenity. | | | | | | | | | | | | | | |
| **Visual Amenity:**  The scheme’s design successfully reflects the nature of other agricultural buildings within the area and responds well to the surrounding landscape through its siting and use of materials. With concrete lower walls and a timber spaced board upper, the development is akin to extant buildings on the farmyard. This achieves a design which is sympathetic to existing landscape character and built-form in accordance with policy DMG1 of the Ribble Valley Core Strategy.  Furthermore, the siting of the building immediately to the north and west of existing farm buildings obscures the development significantly when observed from the roadside. This, in addition to a topography which slopes away from Longridge Road, helps to integrate the building into the landscape in a way which protects the valued environment and beauty of the Forest of Bowland AONB in accordance with Key Statement EN2 and Paragraph 174 of the Framework.  On the basis of the above the visual impact of the development is acceptable. | | | | | | | | | | | | | | |
| **Highways**  The proposed works do not affect the existing parking arrangement or degree of farmyard activity on site and consequently the proposal does not impact upon highway safety. | | | | | | | | | | | | | | |
| **Consideration of other Matters Raised:**  The proposed development is reasonably required for the purposes of agriculture and would not result in any adverse harm to the visual amenities of the surrounding area, nor would it result in unacceptable harm to the residential amenities of nearby dwellings. It is therefore recommended that the application be approved. | | | | | | | | | | | | | | |
| **RECOMMENDATION**: | | | | That planning consent be granted. | | | | | | | | | | |