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| **Report to be read in conjunction with the Decision Notice.** |
| **Signed:** | **Officer:** | **KH** | **Date:** | **04.05.22** | **Manager:** |  | **Date:** |  |
| **Site Notice displayed** | **No** | **Photos uploaded** |  |  |
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| **Application Ref:** | 3/2022/0307 |  |
| **Date Inspected:** | 13 May 2022 |
| **Officer:** | **KH** |
| **DELEGATED ITEM FILE REPORT:**  | **Decision** | **Approve** |
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| **Development Description:** | Variation of Condition 3 and 4 (work completion date) of planning permission 3/2019/0356.  |
| **Site Address/Location:** | Startifants Farm Goose Lane Chipping PR3 2QB |
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| **CONSULTATIONS:**  | **Parish/Town Council** |
| No response received. |
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| **CONSULTATIONS:**  | **Highways/Water Authority/Other Bodies** |
| **LCC Highways:** | LHA did not request the conditions and therefore have no objections to the variant. |
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| **CONSULTATIONS:**  | **Additional Representations.** |
| N/A |
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| **RELEVANT POLICIES AND SITE PLANNING HISTORY:** |
| **Ribble Valley Core Strategy:**Policy DS1 – Development StrategyPolicy DS2 – Sustainable DevelopmentPolicy EN2 – LandscapePolicy H1 – Housing ProvisionPolicy DMG1 – General ConsiderationsPolicy DMG2 – Strategic ConsiderationsPolicy DMG3 – Transport and MobilityPolicy DME3 – Site and Species Protection and ConservationPolicy DMH3 – Dwellings in the Open Countryside and the AONBPolicy DMH4 – The Conversion of Barns and Other Buildings to Dwellings**National Planning Policy Framework****National Planning Policy Guidance** |
| **Relevant Planning History:**3/2022/0308 Amendment of condition 4 (buildings to be demolished) of planning permission 3/2019/0356 to retain and re-orientate building number 8 and relocate building number 2 and temporarily site a static caravan for the duration of the build – Refused.3/02019/0356 Demolition of existing farm house and erection of replacement dwelling. Change of use of barn to one live/work unit including conversion of an existing building to garage. Demolition of existing farm buildings. (Re-submission of 3/2018/1081) – Approved with conditions.3/2018/1081 Demolish and re-build the main farmhouse. Change of use of barn to one live/work unit including conversion of existing building to garage unit and demolition of existing farm buildings – Refused.3/2017/0742 Demolish existing farmhouse and re-build. Change of use of agricultural barn to two dwellings. Change of use of mono-pitch farm building to a garage for the barn conversion. Demolish four farm buildings. Dismantle and rebuild one timber-framed agricultural building in new location on the site. Reorientation of one steel-framed agricultural building – Withdrawn.3/2014/1007 Change of use of barn to dwelling – Refused.3/2004/0644 Part conversion of ba(n building to ice cream making workshop – Approved. |
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| **ASSESSMENT OF PROPOSED DEVELOPMENT:** |
| **Site Description and Surrounding Area:**The site is located within an agricultural holding approximately 0.75km south of Chipping within the Forest of Bowland Area of Outstanding Natural Beauty. The immediate site consists of the farmhouse and a cluster of farm buildings associated with the farmhouse and accessed off Longridge Road.The site lies on land within flood zone 2 and 3.The proposal includes complete demolition and re-build of the farmhouse and conversion of the barn to a live-work unit and convert an existing sone building to the south of the barn as a double garage |
| **Proposed Development for which consent is sought:**Variation of conditions 3 and 4 relating to completion of work date for demolition of farmhouse and erection of replacement dwelling and change of use of barn to live/work unit and conversion of building to garage.The remainder of the farm buildings on the site would be demolished and the land put back to pasture except for the area to be used for residential garden for the new dwelling. |
| **Principle of Development:**The site is in within an Area of Outstanding Natural Beauty. Permission has been granted under 3/2019/0356 to demolish and rebuild the farmhouse; convert the barn to one live/work unit and convert a building to a garage to serve approved live/work unit as well as demolish eight other building within the site.This application seeks to amend condition 3 and 4 of the approval relating to work completion dates.Condition 3 required all the external works to convert the live/work unit (building 5) to be completed within two years from the date of the permission. This would be two years from the 19th November 2019 that would have been 19th November 2021 which can not now be achieved.Condition 4 required the buildings 2, 3, 4, 6 and 8 to be demolished and all the materials removed from the site prior to commencement of the barn conversion.This application seeks to allow a further two years for condition 3 which would also then extend the time limit for compliance with condition 4.The time limit for commencement is the 18th November, 2022. This can not be changed as part of this application. |
| **Assessment of Proposed Development:**The 2019 report dealt with the issues of principle of development, visual appearance and design, highway safety, flooding and ecology and these were found to be acceptable subject to appropriate conditions. |
| The principle of the proposal to replace the existing farmhouse and convert the stone barn to residential use has been found to be acceptable under application consideration of planning application 3/2019/0356. Concerns relating to design and flood risk that were reasons for refusal of the original planning application 3/2019/0356 were overcome in the subsequent application which was approved subject to conditions. |
| In effect the wording required for these two conditions would not need to be reworded as re-issuing the decision will change the date of the permission. However, Condition 1 will be changed to reflect the original start date as required by the legislation. |
| **Observations/Consideration of Matters Raised/Conclusion:**In this case the only difference is the timescales for elements of the proposal to be carried out. The agent has stated that due to Covid there has been delays in commencing the works and hence then request to allow a further two years for the external works to the live/work unit (condition 3) and demolition of the remaining buildings (condition 4). This is not considered to be unreasonable and would not change the requirement for work to commence within three years of the date of the previous permission (18th November, 2022). The requirement to discharge pre-commencement conditions 14, 19, 20 and 21 would also remain prior to starting work would also remain in force. |
| **RECOMMENDATION**: | Approve with conditions. |