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| **Report to be read in conjunction with the Decision Notice.** | | | | | | | | | | | | |
| **Signed:** | **Officer:** | **SK** | | | | **Date:** | **05.10.22** | **Manager:** | | **NH** | **Date:** | **05.10.22** |
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| **Application Ref:** | | | | 2022/0600 | | | | |  | | | |
| **Date Inspected:** | | | | 05/08/22 | | | | |
| **Officer:** | | | | SK/SH | | | | |
| **DELEGATED ITEM FILE REPORT:** | | | | | | | | | **APPROVAL** | | | |
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| **Development Description:** | | | | | Proposed erection of agricultural building. | | | | | | | |
| **Site Address/Location:** | | | | | Land adj Manor Croft Glen Avenue Ribchester PR3 2ZQ | | | | | | | |
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| **CONSULTATIONS:** | | | | | **Parish/Town Council** | | | | | | | |
| No representations received in respect of the application. | | | | | | | | | | | | |
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| **CONSULTATIONS:** | | | | | **Highways/Water Authority/Other Bodies** | | | | | | | |
| **LCC Highways:** | | | | |  | | | | | | | |
| No objection subject to the imposition of a condition relating to the need for a construction traffic management plan. | | | | | | | | | | | | |
| **CONSULTATIONS:** | | | | | **Additional Representations.** | | | | | | | |
| No representations received in respect of the application. | | | | | | | | | | | | |
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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 DMI2 – Transport Considerations  Policy DMG1 – General Considerations  Policy DMG2 – Strategic Considerations  Policy DMG3 – Transport & Mobility  National Planning Policy Framework (NPPF) | | | | | | | | | | | | |
| **Relevant Planning History:**  No previous planning history on the land relevant to the determination of the current application. | | | | | | | | | | | | |
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| **ASSESSMENT OF PROPOSED DEVELOPMENT:** | | | | | | | | | | | | |
| **Site Description and Surrounding Area:**  The application relates to an area of land associated with an existing agricultural holding 3.25 Ha in size. The site is located outside of any defined settlement limits being located within the defined open countryside  The character of the area is largely typified by being of a rural context with a small number of large road-side dwellings being located within the vicinity. The area of land to which the application relates currently accommodates rectangular parcel of ‘Christmas Tree’ planting. | | | | | | | | | | | | |
| **Proposed Development for which consent is sought:**  The submitted details seek consent for the erection of an agricultural building for the purposes of machinery, equipment and hay storage, with an area of the building, at its south-eastern extents, being set aside for use as a sheep pen for over-wintering and lambing.  It is proposed that the building will benefit from a footprint of 13.8m by 7.6m, measuring 3.665 at eaveS and 4.3m at ridge. The building will be clad in vertical profiled composite cladding and gapped Yorkshire boarding. It is proposed that the southwest facing roof slope will accommodate a number of photovoltaic panels with the north-eastern roof slope accommodating three translucent roof sheets. Vehicular access to the building will be provided via a roller-shutter opening on the north-west elevation of the building. | | | | | | | | | | | | |
| **Principle of Development:**  Given the proposal seeks consent for that of an agricultural building, Policy DMG2 is primarily engaged for the purposes of assessing the acceptability of the principle of the development. In this respect Policy DMG2 reads as follows:  *Development should be in accordance with the core strategy development strategy and should support the spatial vision:*   1. *Development proposals in the principal settlements of Clitheroe, Longridge and Whalley and the tier 1 villages should consolidate, expand or round-off development so that it is closely related to the main built-up areas, ensuring this is appropriate to the scale of, and in keeping with, the existing settlement.*   *Within the tier 2 villages and outside the defined settlement areas development must meet at least one of the following considerations:*   1. *The development should be essential to the local economy or social well-being of the area.* 2. *The development is needed for the purposes of forestry or agriculture.* 3. *The development is for local needs housing which meets an identified need and is secured as such.* 4. *The development is for small scale tourism or recreational developments appropriate to a rural area.* 5. *The development is for small-scale uses appropriate to a rural area where a local need or benefit can be demonstrated.* 6. *The development is compatible with the enterprise zone designation.*   *Within the open countryside development will be required to be in keeping with the character of the landscape and acknowledge the special qualities of the area by virtue of its size, design, use of materials, landscaping and siting. Where possible new development should be accommodated through the re-use of existing buildings, which in most cases is more appropriate than new build.*  Given the proposal is located outwith any defined settlement limits, the latter part of DMG2 is engaged (DMG2(2)), given the proposed building is for that of agricultural purposes, the principle of the development, notwithstanding any other development management considerations, would be in alignment with criterion 2 of Policy DMG2(2).  It is however noted that the Policy has a subsequent inherent requirement that development within the defined open countryside *‘will be required to be in keeping with the character of the landscape and acknowledge the special qualities of the area by virtue of its size, design, use of materials, landscaping and siting’.* | | | | | | | | | | | | |
| **Impact Upon Residential Amenity:**  It is proposed that the building will be located in an area of land between Manor Croft to the north (the applicants dwelling) and numbers 11 – 13 Glen View to the south.  However, given the relative distances of the building from these adjacent residential receptors it is not considered that the building will result in any measurable detrimental impacts upon existing or future residential amenity. | | | | | | | | | | | | |
| **Visual Amenity/External Appearance:**  The building is of a typical agricultural appearance, as such it is not considered that it will be read as being an anomalous or discordant introduction into the landscape given the largely agricultural character of the surrounding land. Whilst details of materials have been provided, no details of their colouring has been provided, as such a condition will be imposed requiring that such details be submitted prior to their installation.  Furthermore, the building will be located within an area that currently accommodates conifer tree-planting which will further screen the appearance of the building. It is noted that the submitted details propose that photovoltaic panels will be mounted on the south-west facing roof slope of the building. To ensure their visual compatibility with the area a condition will be imposed requiring that sectional details of the panels and their mountings be submitted prior to their installation. | | | | | | | | | | | | |
| **Landscape/Ecology:**  No implications resultant from the proposal. It is noted that to facilitate the construction of the building a number of trees will need to be removed. However, these have been sown as part of an on-going Christmas tree plantation and are due for felling in any case. Notwithstanding this matter the trees are not considered to be of any landscape amenity value by virtue of their species, as such it is not considered that an arboriciultural impact assessment is required.  A condition however will be imposed regarding clearance of trees/hedgerow within the bird nest season to protect species of conservation concern. | | | | | | | | | | | | |
| **Other Matters:**  It is noted that the Highways Authority have requested the imposition of the following condition:  *No development shall commence on the site until such time as a construction traffic management plan, including as a minimum details of the routing of construction traffic, wheel cleansing facilities, vehicle parking facilities, and a timetable for their provision, has been submitted to and approved in writing by the Local Planning Authority. The construction of the development shall thereafter be carried out in accordance with the approved details and timetable.*  However, given the scale and nature of the proposal, it is not considered that this condition is reasonable insofar that it is not deemed necessary and would place undue responsibility upon the Local planning Authority to enforcement upon highways matters that are considered to be solely within the remit of the Highway Authority. | | | | | | | | | | | | |
| **Observations/Consideration of Matters Raised/Conclusion:**  As such and for the above reasons, having regard to all material considerations and matters raised, that the application is recommended for approval. | | | | | | | | | | | | |
| **RECOMMENDATION**: | | | That planning consent be granted subject to the imposition of conditions. | | | | | | | | | |