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| **Report to be read in conjunction with the Decision Notice.** | | | | | | | | | | | | | |
| **Signed:** | **Officer:** | **KH** | | | | **Date:** | **01.11.22** | **Manager:** | | **NH** | | **Date:** | **01.11.22** |
| **Site Notice displayed** | **Y** | **Photos uploaded** | | | | **Y** |  | | | | | | |
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| **Application Ref:** | | | 3/2022/0678 | | | | | |  | | | | |
| **Date Inspected:** | | | 29/07/22 | | | | | |
| **Officer:** | | | **KH** | | | | | |
| **DELEGATED ITEM FILE REPORT:** | | | | | | | | | **Decision** | | **Refuse** | | |
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| **Development Description:** | | | | | To erect (partially retrospective) two timber frame gazebos to the front (roadside) of Chipping Farm Shop. The gazebos include Perspex windows to the roadside and end furthest from the car park area. The gazebos are to provide a covered seating area for the consumption of food and drink bought on site. | | | | | | | | |
| **Site Address/Location:** | | | | | Chipping Farm Shop, Wilsden, Garstang Road, Chipping PR3 2QH | | | | | | | | |
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| **CONSULTATIONS:** | | | | | **Parish/Town Council** | | | | | | | | |
| Chipping Town Council consider that the gazebos that have already been erected on this site are inappropriate as a permanent addition to this historic village and in particularly in such a prominent location.  The addition of Perspex windows will make this structure look like a market stall, a point raised in the village.  Councillors object to this planning application to allow gazebos to become permanent. | | | | | | | | | | | | | |
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| **CONSULTATIONS:** | | | | | **Highways/Water Authority/Other Bodies** | | | | | | | | |
| **LCC Highways:** | | | | | Further information requested relating to visibility splays and require a more detailed site access plan to assess this.  Further information has been submitted and LCC Highways raises no objection subject to conditions relating to visibility splays and parking and turning facilities. | | | | | | | | |
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| **Neighbour Comments:** | | | | | Four responses and a 172-signature petition received in support of the application and two responses received objecting to the scheme. | | | | | | | | |
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| **RELEVANT POLICIES AND SITE PLANNING HISTORY:** | | | | | | | | | | | | | |
| *Ribble Valley Core Strategy:*  Key Statement DS1 – Development Strategy  Key Statement DS2 – Presumption in Favour of Sustainable Development  Key Statement EN2 – Landscape  Policy DMG1 – General Considerations    National Planning Policy Framework | | | | | | | | | | | | | |
| **Relevant Planning History:**  3/1983/0019 – Outline erection of shop and dwelling – Approved.  3/1984/0048 – Reserved Matters erection of shop and dwelling – Approved.  3/2014/0805 – Hanging sign mounted on a single pole. Fascia sign to replace existing under front window – Split decision. Hanging sign approved, fascia signs refused. | | | | | | | | | | | | | |
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| **ASSESSMENT OF PROPOSED DEVELOPMENT:** | | | | | | | | | | | | | |
| **Site Description and Surrounding Area:**  The site consists of a single storey building used as a farm shop located within the settlement of Chipping with vehicular access from Garstang Road.  The site lies within a mainly residential area immediately adjacent to the conservation area and within the Forest of Bowland Area of Outstanding Natural Beauty.  St. Marys RC Primary School is sited to the east and a residential property adjoins the shop premises to the west.  There are public footpaths which cross the fields to the west and south.  Two gazebo style buildings have been erected and are in use as seating areas for the consumption of food and drink bought on the site. | | | | | | | | | | | | | |
| **Proposed Development for which consent is sought:**  The development is to be retained is used in conjunction with the existing shop premises to allow customers to consume food and drink bought within the site.  The two gazebo’s measure 6m x 3m and 3m x 3m both with a maximum height of 2.8m (2m to eaves).  The gazebos are of timber construction with Perspex windows on the northern (roadside) and western (side) elevations. | | | | | | | | | | | | | |
| **Principle of Development:**  The site is within the settlement boundary and adjacent to the conservation area of Chipping,  Whilst the use of these buildings would be acceptable the design and location of the structures within the Forest of Bowland Area of Outstanding Natural Beauty and siting to the frontage, immediately adjacent to Chipping Conservation Area remains a concern. | | | | | | | | | | | | | |
| **Residential Amenity:**  The site is situated outside the settlement with a primary school and with residential properties close by.  The proposed development is to the front (Garstang Road) of the building and includes two timber and Perspex gazebo style structures which have already been erected.  Residential amenity would not be unduly affected and therefore the development is acceptable in this respect at this existing commercial site. | | | | | | | | | | | | | |
| **Visual Amenity:**  The site is highly visible in the street scene due to being located alongside the roadside of Garstang Road and is not screened from public views.  As the site lies within the Forest of Bowland Area of Outstanding Natural Beauty then policy DMG2 is engaged. This policy seeks to protect the AONB in terms of conservation and enhancement of the landscape and character of the area. Development is required to be in character with the landscape and the qualities of the AONB by virtue of size, design, use of material, landscaping and siting.  In this particular case the structures dominate this roadside elevation and detract from its simple façade and result in incongruous elements within this rural village setting.  Although outside of the conservation area the site lies immediately adjacent to the boundary which runs along the northern edge of the application site and therefore the structures would be clearly visible from views both within and out of the conservation area to the detriment of visual amenity.  The impact of these structures upon the conservation area and Forest of Bowland Area of Outstanding Natural Beauty to the detriment of amenity by virtue of their prominent siting, inappropriate design and materials. | | | | | | | | | | | | | |
| **Highways:**  The site is currently accessed from Garstang Road with an existing car park serving customers, delivery vehicles as well as the access for the garage for the adjoining dwellinghouse.  Concerns relating to the use of the car park and visibility onto Garstang Road can be addressed by appropriate conditions. | | | | | | | | | | | | | |
| **Observations/Consideration of Matters Raised/Conclusion:**  Following on from these concerns the agent was requested to move the structures to a less prominent location within the car park to order to reduce their impact and visibility. This suggestion was rejected by the applicant and therefore this application has been determined as it submitted.  The gazebo’s result in unacceptable impact on visual amenity in terms of their siting, materials and design.  It is considered that their prominent siting along the frontage unduly impacts on the Area of Outstanding Natural Beauty by virtue of the materials and design which reflects that of a temporary nature and therefore fails to provide the high design standard required for this important location. | | | | | | | | | | | | | |
| **RECOMMENDATION**: | | | | Refuse | | | | | | | | | |