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| **Report to be read in conjunction with the Decision Notice.** |
| **Signed:** | **Officer:** | BT | **Date:** | 22/2/23 | **Manager:** | **LH** | **Date:** | **6/3/23** |
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| **Application Ref:** | 3/2022/0852 |  |
| **Date Inspected:** | 28/10/22 | **Site Notice:** | N/A |
| **Officer:** | BT |
| **DELEGATED ITEM FILE REPORT:**  | **Decision** | **APPROVAL** |
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| **Development Description:** | Proposed new field access onto highway including creation of culvert. |
| **Site Address/Location:** | Cragg House Farm, Collins Lane, Chipping. PR3 2NP |
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| **CONSULTATIONS:**  | **Parish/Town Council** |
| Chipping Parish Council consulted on 13/10/22 – no response. |
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| **CONSULTATIONS:**  | **Highways/Water Authority/Other Bodies** |
| **LCC Highways:** | No objection subject to conditions. |
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| **LCC Footpaths:** | Consulted on 13/10/22 – no response. |
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| **Environment Agency:** | Consulted on 13/10/22 – no response. |
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| **United Utilities:** | Consulted on 13/10/22 – no response. |
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| **CONSULTATIONS:**  | **Additional Representations.** |
| None. |
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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 DevelopmentKey Statement EN2 - LandscapePolicy DMG1 – General Considerations Policy DMG2 – Strategic Considerations Policy DMH5 – Residential And Curtilage ExtensionsNational Planning Policy Framework (NPPF) |
| **Relevant Planning History:****3/2022/0845:**Erection of new agricultural building for the storage of machinery and bedding. (Permission Not Required)**3/2011/0678:**Extension to existing muck store to provide fodder storage and replacement of existing cattle housing building (Approved)**3/2010/0976:**Removal of existing cattle housing to be replaced with an open fronted building to cover cattle handling facilities (Approved)**3/2007/0546:**Roof covering between two existing buildings and a weather screening in front of loose boxes (Approved)**3/2005/0079:**Covered manure store with integral dirty water sump for agricultural purposes (Approved) |
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| **ASSESSMENT OF PROPOSED DEVELOPMENT:** |
| **Site Description and Surrounding Area:**The application relates to a farmstead in Chipping. The application site is situated on the Western side of Collins Lane and comprises a farmhouse and numerous agricultural buildings. The proposed field access would be installed approximately 50 metres to the South-west of the farmhouse with access being proposed from Fiddlers Lane. The surrounding area comprises agricultural fields, woodland and open countryside. |
| **Proposed Development for which consent is sought:**Consent is sought for the construction of a new field access and culvert. |
| **Impact Upon Residential Amenity:**The new access proposed would be utilised in relation to an existing working farmstead therefore it is not envisaged that there would be any additional noise and disturbance to any near neighbours over those normal activities associated with a working farm. |
| **Visual Amenity / External Appearance:**The works proposed would involve the installation of a culvert which would be installed below ground level within an existing roadside stream. The culvert would be topped with a concrete base enclosed by a post and rail fence and gate entrance of modest height. Accordingly, the quantum of works proposed to install the new access and culvert would be relatively unobtrusive and small in scale.The proposed development would also involve reductions to a significant length of hedgerow in order to provide the required sight lines for the South-western visibility splay serving the proposed access. Some small scale hedgerow removal would also be required to accommodate the South-western visibility splay and installation of the new vehicle access. As such, the works proposed would have a noticeable impact upon the visual amenities of the area by virtue of the loss of an existing natural feature. Notwithstanding this, site visit photo analysis shows the hedgerow in question to be in a less than desirable condition, with observable gaps and significant thinning punctuating its expanse. In addition, new hedgerow planting would be installed to mitigate for the loss of the existing vegetation. Accordingly, the visual harm stemming from the proposed works would be acceptable in this instance in as much that the benefits from the development to the applicant’s agricultural operation are considered to outweigh the visual harm identified which in this instance are considered to be minimal. The new culvert and vehicle access would be sited directly adjacent to an existing footbridge and Public right Of Way however the culvert and access would be separated from the footbridge and access in question by virtue of being located on the opposite side of an existing boundary fence, with no diversion of or other works to the existing footbridge or PROW required to facilitate the proposed development. As such, the proposed development would not result in any harm to the visual amenities of the immediate area, wider AONB landscape or existing infrastructure within the vicinity. |
| **Highways and Parking:**Lancashire County Council Highways initially responded to the proposal with a request for further information in relation to achievable on site visibility splays and the need for an additional field access. The applicant has since responded with a revised visibility splays drawing and supporting statement both of which have been reviewed and deemed acceptable by the LHA subject to conditions. Accordingly, it is not considered that the proposal would have any undue impact upon highway safety. |
| **Landscape/Ecology:**The proposal would involve the removal of existing sections of hedgerow and trees of low amenity value approximately 140 metres away to the South-east of the location for the proposed access. These works have been reviewed by the Council’s Countryside Officer with no issues raised however an additional condition has been added to this consent in order to ensure appropriate hedgerow species replacement. |
| **Observations/Consideration of Matters Raised/Conclusion:**The proposed works would not be harmful to the amenity of any neighbouring residents and would have a minimal impact within the public realm without harming the visual amenities of the immediate area or wider AONB landscape. In addition, the proposed development would not lead to any harmful impacts upon the surrounding ecology of the area or surrounding highway network.It is for the above reasons and having regard to all material considerations and matters raised that the application is recommended for approval. |
| **RECOMMENDATION**: | That planning permission be granted subject to the imposition of conditions. |