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| **Report to be read in conjunction with the Decision Notice.** | | | | | | | | | | | | | | |
| **Signed:** | **Officer:** | MW | | | | **Date:** | | 09/01/23 | | **Manager:** | | SK | **Date:** | 10.01.23 |
|  | | | | | | | | | | | | | | |
| **Application Ref:** | | | | 3/2022/1028 | | | | | | |  | | | |
| **Date Inspected:** | | | | 09/01/22 | | | **Site Notice:** | | N/A | |
| **Officer:** | | | | MW | | | | | | |
| **DELEGATED ITEM FILE REPORT:** | | | | | | | | | | | **APPROVAL** | | | |
|  | | | | | | | | | | | | | | |
| **Development Description:** | | | | | Proposed agricultural building to provide a covered yard area and to cover proposed below ground storage for surface water, wash water and diluted liquid manure from agricultural buildings. Proposed concreting of parts of ancillary yard area. | | | | | | | | | |
| **Site Address/Location:** | | | | | New Elmridge Farm Gib Hey Lane Chipping PR3 2WU | | | | | | | | | |
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| **CONSULTATIONS:** | | | | | **Parish/Town Council** | | | | | | | | | |
| No response. | | | | | | | | | | | | | | |
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| **CONSULTATIONS:** | | | | | **Highways/Water Authority/Other Bodies** | | | | | | | | | |
| **LLFA:** | | | | | No response prior to determination. | | | | | | | | | |
| **Environment Agency:** | | | | | No objection. | | | | | | | | | |
| **United Utilities:** | | | | | No response prior to determination. | | | | | | | | | |
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| **CONSULTATIONS:** | | | | | **Additional Representations.** | | | | | | | | | |
| None. | | | | | | | | | | | | | | |
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| **RELEVANT POLICIES AND SITE PLANNING HISTORY:** | | | | | | | | | | | | | | |
| **Ribble Valley Core Strategy:**  Policy DMG1 – General Considerations  Policy DMG2 – Strategic Considerations  **National Planning Policy Framework (NPPF)** | | | | | | | | | | | | | | |
| **Relevant Planning History:**  3/2020/1092 – Construction of two poral-framed general purpose buildings for storage. **Permission Not Required.**  3/2017/0895 – Proposed Agricultural Building. **Approved with Conditions.** | | | | | | | | | | | | | | |
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| **ASSESSMENT OF PROPOSED DEVELOPMENT:** | | | | | | | | | | | | | | |
| **Site Description and Surrounding Area:**  The application relates to a farmstead within the Forest of Bowland AONB. The farm comprises 50 hectares of grassland to the south-west of the settlement of Chipping, accessed from Gib Hey Lane. The surrounding area is rural in character, surrounded by sporadic forms of rural development comprising farmsteads and converted barns. The farmstead falls within the AONB and a public footpath runs from south-west to north-east approximately 50 metres to the south of the farmstead. | | | | | | | | | | | | | | |
| **Proposed Development for which consent is sought:**  Consent is sought for the erection of a new agricultural building to provide a covered yard area and to cover a proposed below ground storage for excess surface water, wash water and diluted liquid manure. The proposed structure will measure 27.4 metres in length and 16.8 metres in depth to ground level, with a maximum ridge height of 6.4 metres and asymmetrical eaves arrangement measuring 4m and 4.9m respectively. The structure will be located within the existing farm yard of New Elmridge Farm, alongside two existing stores for manure and general agriculture equipment. The development will also involve the creation of a concrete apron to service the proposed buildings however this will occupy only a small footprint in between existing and proposed structures.  In respect of materials, the agricultural building will feature concrete panel lower walls with Yorkshire boarding above and a fibre cement sheet roof in the colour of natural grey. | | | | | | | | | | | | | | |
| **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 this criteria. It is acknowledged that the increasing number of welfare regulations in combination with increasing herd numbers is a strain on the ratio of space to animals, and the proposed development would contribute to the alleviation of issues arising. In addition, the integral rainwater harvesting system will enable best use of clean roof water and minimises the risk of pollution via excess surface water which can become contaminated. In light of the above, the principle of development is accepted. | | | | | | | | | | | | | | |
| **Impact Upon Residential Amenity:**  Considering the existing arrangement of the farmyard and the distance of existing buildings to neighbouring residential properties, it is not considered that the proposal would result in additional impact on surrounding residential amenity. The nearest residential property is a considerable distance from the site location and therefore it is concluded that their residential amenities will be unaffected. | | | | | | | | | | | | | | |
| **Visual Amenity/External Appearance:**  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 proposed agricultural building is similar 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.  This notwithstanding, the siting of the proposed building is logical relative to the existing farmyard which extends from north to south. The buildings will be located as a consolidation of the farmyard along its western extent, with the orientation of the proposed development being parallel to the existing general-purpose store. When viewed from Elmridge Lane running from north to south approximately 200 metres west of the site, the building would offer little visual impact greater than that which exists by virtue of the existing structures such is its proposed location running parallel to existing structures. That aside, a hedge lined highway with other field boundaries and mature trees between the site and roadside will act as an effective screen, obscuring some of the proposed development from view. In its entirety this reduces the visual impact of the development to an acceptable level. | | | | | | | | | | | | | | |
| **Other Matters:**  It is noted that a Public Right of Way runs from south-west to north-east across the same parcel as the proposed development. Whilst the impact upon the PROW has been considered, the proposed development will be in excess of 50 metres away from the PROW which in any case does not pose any undue impact upon the utility of the footpath or the views from it. | | | | | | | | | | | | | | |
| **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. | | | | | | | | | | | |