|  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| **Report to be read in conjunction with the Decision Notice.** | | | | | | | | | | | | | | |
| **Signed:** | **Officer:** | **WH** | | | | **Date:** | | **19/05/23** | | **Manager:** | | **LH** | **Date:** | **1/6/23** |
|  | | | | | | | | | | | | | | |
| **Application Ref:** | | | | 2022/1062 | | | | | | |  | | | |
| **Date Inspected:** | | | | 01/02/23 | | | **Site Notice:** | | N/A | |
| **Officer:** | | | | Will Hopcroft | | | | | | |
| **DELEGATED ITEM FILE REPORT:** | | | | | | | | | | | **APPROVAL** | | | |
|  | | | | | | | | | | | | | | |
| **Development Description:** | | | | | Proposed agricultural workers dwelling and detached garage | | | | | | | | | |
| **Site Address/Location:** | | | | | Little Town Farm, Chipping Road | | | | | | | | | |
|  | | | | | | | | | | | | | | |
| **CONSULTATIONS:** | | | | | **Parish/Town Council** | | | | | | | | | |
| No objections. | | | | | | | | | | | | | | |
|  | | | | | | | | | | | | | | |
| **CONSULTATIONS:** | | | | | **Highways/Water Authority/Other Bodies** | | | | | | | | | |
| **LCC Highways:** | | | | | No objection subject to the imposition of conditions as below:   * Construction Traffic Management Plan * Implementation of parking and turning facilities * Provision for an electrical supply suitable for charging an EV | | | | | | | | | |
| **United Utilities:** | | | | | No objection, subject to the imposition of a condition surrounding RAMS given the location of a large diameter trunk main. | | | | | | | | | |
|  | | | | | | | | | | | | | | |
| **CONSULTATIONS:** | | | | | **Additional Representations.** | | | | | | | | | |
| None received. | | | | | | | | | | | | | | |
|  | | | | | | | | | | | | | | |
| **RELEVANT POLICIES AND SITE PLANNING HISTORY:** | | | | | | | | | | | | | | |
| **Ribble Valley Core Strategy:**  Key Statement DS1: Development Strategy  Key Statement DS2: Sustainable Development  Key Statement EN2: Landscape  Policy DMG1: General Considerations  Policy DMG2: Strategic Considerations  Policy DME2: Landscape & Townscape Protection  Policy DMH3: Dwellings in the Open Countryside and AONB  National Planning Policy Framework (NPPF) | | | | | | | | | | | | | | |
| **Relevant Planning History:**  **2019/0515:**  Application for outline permission for one new farm worker's dwelling with all matters reserved – Approved with Conditions | | | | | | | | | | | | | | |
|  | | | | | | | | | | | | | | |
| **ASSESSMENT OF PROPOSED DEVELOPMENT:** | | | | | | | | | | | | | | |
| **Site Description and Surrounding Area:**  The site is comprised of an access track off Elm Brow leading into the main agricultural complex. The extent of the red-line stretches to a modest, square-shaped piece of land adjacent to existing agricultural buildings. The land is fairly flat and effectively comprised of maintained grass and grazing land.  Within the wider context, the site is fairly isolated with the immediate surrounds largely rural in nature. There is a small element of ribbon development in the immediate locality, with the closest settlement that being the Principal Settlement of Longridge, ensuring good access to a wide range of facilities and services. The closest existing residences are those located on Elm Brow/Longridge Road some 200m to the west. | | | | | | | | | | | | | | |
| **Proposed Development for which consent is sought:**  The proposal seeks permission for a proposed agricultural workers dwelling, and detached garage. The agricultural workers dwelling would incorporate a pitched roof with small front porch, and small rear single-storey mono-pitched canopy. The dwelling would be 3-bed, measuring approximately 148sqm in floor area and utilise random rubble walling with cut stone quoins, heads, and cills to the front elevation with rendered walls to the site. The roof is to be grey Spanish slate, with windows powder coated aluminium and vehicle access/hardstanding permeable gavel. The dwelling incorporates a modest level of curtilage/garden area to the front, side and rear with stock proof fencing to adjacent fields and 1.1m high stone walls onto the access track. A sliding gate is also proposed providing access to the detached garage. The detached garage is to be built using the same materials, incorporating a pitched roof. | | | | | | | | | | | | | | |
| **Principle of Development:**  The principle of development is required to be secured against CS Policies DMG2 and DMH3. DMG2 states that outside the defined settlement area, development must meet at least one of a number of criteria – one of which is that *‘the development is needed for the purposes of forestry or agriculture’.*  In addition, DMH3 states that within areas defined as Open Countryside or AONB on the proposal map, residential development will be limited to *‘development essential for the purposes of agriculture…in assessing any proposal for an agricultural workers dwelling a functional and financial test will be applied’.*  It is noted that this same process was undertaken with reference to application number 2019/0515, for outline permission on the same site for an agricultural workers dwelling. Whilst relevant, it is considered that given the time that has passed since it is necessary to once again assess in relation to the above.  As such the Council have commissioned an independent agricultural adviser to assess the submitted financial and functional information in relation to the above, and provide a substantive response reaching the following conclusions:   * *[The independent agricultural adviser is satisfied that] there is a clearly established existing functional need on these land holdings with the intensity of ned being in relation to the periods when animals are giving birth throughout the year for the younger stock. Most of the functional need is located at the Little Town Farm steading particularly during the times of year when the livestock are housed.* * *The labour requirement on the land holdings that are made up of Little Town Farm is calculated to be around 6 full time workers. This is currently met by the Forshaw family and their part time employees and the use of contractors for special tasks.* * *On assessment of the submitted financial accounts the business is both viable and sustainable, and there is clear evidence on site of very substantial recent investment in the provision of cattle housing and robotic milking facilities. As such the Council should have confidence that this family operated business based on Little Town Farm will remain viable for the foreseeable future.* * *In the interests of the wellbeing of the livestock, the efficient running of the holding and for overalls security at the land holding centred on Little Town Farm, it is essential that 3 of those full-time workers actively involved in the management of this farming unit should be resident on this farm. At present, the existing farmhouse and property known as Cloverfields at Little Town Farm are suitable and available to house only 2 of those workers. In addition, one of those dwellings is occupied by a family member and employee who may not be able to undertake some more of the arduous tasks on the farm particularly outside normal working hours. As such it may not remain available to house a full-time worker.* * *In conclusion, there is a clearly established existing functional need in relation to the landholdings that are based on Little Town Farm; there is confidence that the overall business will remain financially viable for the foreseeable future; and the provision of an additional dwelling on this holding will assist in the succession procession on this farm (in line with Paragraph 80 (a) of the revised NPPF).*   Given the above, it is considered that both the functional and financial test have been passed and as such the proposal is compliant with CS Policies DMG2 and DMH3, subject to further assessment against additional material planning considerations. | | | | | | | | | | | | | | |
| **Impact Upon Residential Amenity:**  As per Core Strategy Policy DMG1, development must:   1. Not adversely affect the amenities of the surrounding area. 2. Provide adequate day lighting and privacy distances. 3. Have regard to public safety and secured by design principles. 4. Consider air quality and mitigate adverse impacts where possible   In this sense the application is considered acceptable. The proposed dwelling sits in excess of 200m away from the closest residential dwelling and so will not appear dominant or overbearing; will not impact on privacy distances or impact on the provision of natural light; and will not afford any opportunities for overlooking resulting in a loss of privacy. Whilst the potential occupier may experience some impact on residential amenity by way of their proximity to the working farm, this is not considered unacceptable as the occupier will – by way of a tying condition – will be a family member employed at the farm and as such is considered reasonably necessary to be sited in such close proximity to the working farm. Given the above the proposal is considered compliant with DMG1 (Amenity). | | | | | | | | | | | | | | |
| **Visual Amenity/External Appearance:**  As per CS Policy DMG1, all development must be sympathetic to existing and proposed land uses in terms of its size, intensity, and nature as well as scale, massing, style, features and building materials.  In this sense, the proposal is considered acceptable. Whilst outside of any defined settlement area, it sits within close proximity to a number of agricultural buildings, and within 200m of existing residential development, and as such cannot be considered to be isolated. The building is of an appropriate and functional scale at 2-storeys, reflective of the dwellings off Longridge Road which also incorporate pitched rooves and stone based elevational treatments to the primary elevation. The porch to the front is modest in scale and small enough to be well-absorbed into the front elevation with the fenestration arrangement well-spaced and symmetrical, resulting in a visually pleasing primary elevation that reflects well both in terms of its immediate setting and with regard to nearby existing built development. Render to the side and rear elevations is again considered acceptable given its prominence on nearby dwellings off Longridge Road, and Officers consider that this combination of elevational treatments will provide an acceptable contrast and level of visual interest particularly given the adjacent agricultural buildings, which utilise completely different materials in their construction.  With regard to whether the size and scale of the dwelling is reasonably necessary to house an agricultural worker and potential dependents – it is noted that the dwelling is a 3-bed dwelling with a GIA of approximately 148sqm. Whilst there is no prescription in terms of the size of agricultural workers dwellings adopted in local or national policy, it is considered that it is not so large to be unreasonable or unnecessary to house an agricultural worker and subsequent dependents. However, in order to ensure that there is no provision to intensify or overdevelop, a condition is proposed that seeks to restrict a number of householder Permitted Development rights.  With regard to the detached garage amended plans have been received removing the farm office above. The materials used, and roof form, are complementary to the proposed dwelling and the siting is appropriate, ensuring there is provision for a good level of external private amenity space. In addition, there is a provision for in-curtilage, screened refuse storage which further seeks a positive impact with regard to visual amenity and design. Given the above the proposal is considered compliant with CS Policy DMG1 (Design). | | | | | | | | | | | | | | |
| **Impact on the Landscape and Character of the AONB**  In addition, EN2 states that the landscape and character of the Forest of Bowland Area of Outstanding Natural Beauty will be protected, conserved, and enhanced. Any development will need to contribute to the conservation of the natural beauty of the area.  In this sense, the impact on the AONB is considered minimal particularly in reference to the siting of the building which would sit adjacent a variety of existing agricultural buildings built at a larger scale. In addition, the proposed dwelling would be built utilising materials prominent in the immediate vicinity, and with appearance reflective of its function – that being of an agricultural workers dwelling sited within an agricultural complex. The scale, materials and massing are all considered acceptable in this regard.  Given the above the proposal is considered acceptable and compliant with KS EN2. | | | | | | | | | | | | | | |
| **Highways and Parking:**  Following consultation with LCC Highways, no objection was raised subject to the imposition of 3no. conditions relating to:   * Construction Traffic Management Plan * Implementation of parking and turning facilities * Provision for an electrical supply suitable for charging an EV   The CMT has been submitted prior to determination and been considered acceptable by LCC Highways. The remaining issues have been conditioned. | | | | | | | | | | | | | | |
| **Observations/Consideration of Matters Raised/Conclusion:**  As such, for the above reasons and 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. | | | | | | | | | | | | | | |