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| **Report to be read in conjunction with the Decision Notice.** | | | | | | | | | | | | | | |
| **Signed:** | **Officer:** | BT | | | | **Date:** | | 20/3/23 | | **Manager:** | | **LH** | **Date:** | **24/3/23** |
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| **Application Ref:** | | | | 3/2022/1184 | | | | | | |  | | | |
| **Date Inspected:** | | | | 20/3/23 | | | **Site Notice:** | | N/A | |
| **Officer:** | | | | BT | | | | | | |
| **DELEGATED ITEM FILE REPORT:** | | | | | | | | | | | **APPROVAL** | | | |
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| **Development Description:** | | | | | Proposed construction of new agricultural building (calf housing). | | | | | | | | | |
| **Site Address/Location:** | | | | | Slack Farm, Settle Road, Newsholme. BB7 4JF | | | | | | | | | |
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| **CONSULTATIONS:** | | | | | **Parish/Town Council** | | | | | | | | | |
| **Newsholme and Paythorne Parish Meeting:** | | | | | Consulted on 13/1/23 – no response. | | | | | | | | | |
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| **CONSULTATIONS:** | | | | | **Highways/Water Authority/Other Bodies** | | | | | | | | | |
| **LCC Footpaths:** | | | | | Consulted on 13/1/23 – 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 – Sustainable Development  Policy DMG1 – General Considerations  Policy DMG2 – Strategic Considerations  National Planning Policy Framework (NPPF) | | | | | | | | | | | | | | |
| **Relevant Planning History:**  **3/2022/0426:**  Proposed conversion of barn to domestic and construction of link extension between barn and house (Approved)  **3/2016/0020:**  Extension to existing dairy cattle building and new silage clamp (Approved)  **3/2012/0430:**  Proposed extension to existing dairy cattle unit (Approved)  **3/2010/0951:**  Proposed erection of two 18m, 20Kw wind turbines (Approved)  **3/2009/0997:**  Proposed agricultural building approx. 45.72m x 31.39m x 8.8m high to the ridge and 3.65m to the eaves (Approved) | | | | | | | | | | | | | | |
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| **ASSESSMENT OF PROPOSED DEVELOPMENT:** | | | | | | | | | | | | | | |
| **Site Description and Surrounding Area:**  The application relates to a farmstead in Newsholme. The farmstead comprises a farmhouse, detached bungalow property and numerous other agricultural buildings. Access to the application site is from the North-west from Settle Road via an access track. The proposed agricultural building is to be sited on the footprint of an existing calf pen building to be demolished which is located between two existing agricultural buildings and a detached barn within the South-western corner of the farmstead. The application site lies within an isolated location within the open countryside with the wider area around the farmstead comprising a mixture of agricultural land, woodland and open countryside. | | | | | | | | | | | | | | |
| **Proposed Development for which consent is sought:**  Consent is sought for the erection of an agricultural building for calf housing. | | | | | | | | | | | | | | |
| **Principle of Development:**  The proposal site lies within the open countryside outside any of the Borough’s defined settlement areas. Policy DMG2 of the Ribble Valley Core Strategy states that proposals for development outside the Borough’s defined settlement areas can be considered as justifiable if *‘the development is needed for the purposes of forestry or agriculture’.*  The proposal seeks consent for the construction of a building for housing calves. It is understood that the existing calf pen building on site was constructed in 1978 with the building originally being utilised for storage therefore the existing calf pen building lacks adequate ventilation and in general terms is largely outdated in the context of modern animal welfare standards.  As such, consent is sought for the construction of a replacement livestock building which would incorporate design measures in the form of adequate ventilation and individual pens to comply with modern farming practices.  As such, the proposed development would be a justifiable addition to the application site in the context of the applicant’s existing agricultural operation. Accordingly, it is not considered that the proposed development would conflict with Policy DMG2 and is therefore acceptable in principle subject to an assessment of additional material planning considerations. | | | | | | | | | | | | | | |
| **Residential Amenity:**  The proposed building would be sited within an existing working farm and located approximately 700 metres away from the nearest neighbouring dwellings in the area therefore it is not anticipated that the proposal would be harmful to the amenity of any neighbouring residents. | | | | | | | | | | | | | | |
| **Visual Amenity:**  The agricultural building would comprise a larger footprint than the existing building to be demolished however the proposed building would be similar to the existing buildings located within the South-western corner of the farmstead in terms of its footprint, height and external appearance and as such would not read as an over dominant or incongruous addition to the farmstead.  Furthermore, the proposed building would be sited in between two existing agricultural buildings and a detached barn and would therefore be read in concert with the existing built form on site when viewed from within the surrounding landscape.  The proposed building would be partially viewable from a Public Right Of Way which runs through the farmstead and would therefore have some visual impact within the public realm however in this instance the building would assimilate well within the existing farmstead therefore the visual impact of the proposal would be acceptable.  Accordingly, the proposed building would share an acceptable relationship with the existing buildings on site and would not result in any undue harm to the visual amenities of the area. | | | | | | | | | | | | | | |
| **Ecology:**  No bat survey has been undertaken on the existing building to be demolished however a previous survey carried out on the adjoined barn building found no evidence of any bat or bird related activity within the application site. Foraging potential and connectivity between the application site and wider was also deemed to be poor. In addition, photographs of the building’s interior and exterior have been reviewed by the Council’s Countryside Officer who has confirmed that a protected species survey would not be required prior to demolition of the building to be replaced.  A small grouping of trees lies directly adjacent to the South-western elevation of the building to be demolished. Analysis shows that these trees would need to be removed in order to facilitate construction of the replacement building however following consultation from the Council’s Countryside Officer these trees have been deemed to carry low amenity value with the trees in question all being in a state of decline with no retention value. | | | | | | | | | | | | | | |
| **Highways:**  Lancashire County Council Highways have reviewed the proposal and have no issues with the proposed works therefore it is not considered that the proposed development would have any undue impact upon highway safety. | | | | | | | | | | | | | | |
| **Other Matters:**  A Public Right Of Way runs through the application site however analysis shows that the footpath in question would not be affected by the proposed works. | | | | | | | | | | | | | | |
| **Observations/Consideration of Matters Raised/Conclusion:**  The proposed development would not be harmful to the amenity of any neighbouring residents, nor would the works proposed result in any harm to the visual amenities of the area.  Furthermore, the proposed development would be utilised in relation to an existing agricultural operation and as such would be wholly compliant with the aims and objectives of Policy DMG2.  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. | | | | | | | | | | | |