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| **Report to be read in conjunction with the Decision Notice.** | | | | | | | | | | | | | | |
| **Signed:** | **Officer:** | **MW** | | | | **Date:** | | **27/04/23** | | **Manager:** | | **KH** | **Date:** | **28/04/23** |
|  | | | | | | | | | | | | | | |
| **Application Ref:** | | | | 3/2023/0112 | | | | | | |  | | | |
| **Date Inspected:** | | | | 25/04/23 | | | **Site Notice:** | |  | |
| **Officer:** | | | | MW | | | | | | |
| **DELEGATED ITEM FILE REPORT:** | | | | | | | | | | | **APPROVAL** | | | |
|  | | | | | | | | | | | | | | |
| **Development Description:** | | | | | Proposed steel-framed, portal building to accommodate a robotic milking unit, dairy and cattle handling facility as Phase I of a new dairying infrastructure development. | | | | | | | | | |
| **Site Address/Location:** | | | | | Lime House Farm Whalley Road Pendleton BB7 1PP | | | | | | | | | |
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| **CONSULTATIONS:** | | | | | **Parish/Town Council** | | | | | | | | | |
| No response prior to determination. | | | | | | | | | | | | | | |
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| **CONSULTATIONS:** | | | | | **Highways/Water Authority/Other Bodies** | | | | | | | | | |
| **Cadent Gas:** | | | | | Holding objection removed – no objection subject to addition of informative to decision notice. | | | | | | | | | |
| **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:**  **3/2018/0144 -** Prior notification of general-purpose, steel-framed, portal building for agricultural machinery. **Permission not Required**. | | | | | | | | | | | | | | |
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| **ASSESSMENT OF PROPOSED DEVELOPMENT:** | | | | | | | | | | | | | | |
| **Site Description and Surrounding Area:**  The application relates to a farmstead within defined Open Countryside. The farm comprises over 60 hectares of grassland to the south of the settlement of Clitheroe, forming part of the Standen Estate. The farmyard is accessed from Whalley Road, with the surrounding area being rural in character, surrounded by sporadic forms of rural development comprising farmsteads and converted barns, with a small row of detached properties lying opposite the farm entrance. | | | | | | | | | | | | | | |
| **Proposed Development for which consent is sought:**  Consent is sought for the erection of a building to form the first phase of a larger dairying infrastructure development at Lime House Farm. This specific application seeks the erection of the first phase of the scheme which includes a traditional agricultural building with pitched roof measuring 3.4 metres to eaves and 7 metres to ridge height and footprint of 30m (width) x 13.8m (depth), accommodating a robotic milking unit, dairy and small office. In addition, a small cattle handling facility will be accommodated within a small, lean-to structure attached to the larger unit, measuring approximately 9 x 5.5 metres in footprint with an eaves height of 2.6 metres.  Materials to be used in the construction of the building include concrete lower walls with timber Yorkshire boarding above as well as profile sheeting to the roof and a mixture of galvanised steel and timber doors. | | | | | | | | | | | | | | |
| **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 an agricultural advisor has been consulted as part of the application in order to verify the need put forward as part of the application. It has since been confirmed that there is an agricultural need for the proposed development, and the floor area, height and location are considered reasonable to the proposed use, and therefore upon reviewing this I am satisfied that the development meets the criterion of policy DMG2. It is further acknowledged that the existing facilities on site are of poor quality and this, in combination with the increased requirement to renew and improve farm infrastructure as part of new legislation, means this application is considered to fall within the remit of being ‘reasonably necessary for the purposes of agriculture’. Considering 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 properties located on the other side of Whalley Road are over 115m away 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 on site and responds well to the surrounding landscape through its siting and use of materials. With Yorkshire boarding clad to all elevations above concrete lower walls, the proposed agricultural building is similar to extant buildings on the farmyard and within the surrounding open countryside, achieving a design which is sympathetic to existing landscape character and built-form in accordance with policy DMG1 of the Ribble Valley Core Strategy.  In addition, the building will sit at the eastern edge of the farmyard extending away from the public highway behind four farm buildings and the farmhouse itself which provides a high level of screening to the proposed development to the extent that the building will be mostly non-visible from the public realm. As such, the visual impact of this development, in isolation from any future phases, is deemed to be minimal and no issues are identified. | | | | | | | | | | | | | | |
| **Landscape/Ecology:**  East of the development site lies a small grouping of trees which are non-designated but form a material consideration as part of the application’s determination. An arboricultural survey submitted as part of the application indicates that the development will not encroach onto existing root protection areas and existing tree canopies will remain as existing without the need for pruning. As such, no issues are identified. | | | | | | | | | | | | | | |
| **Other Matters:**  It is noted that this application seeks consent for the first of a two-phased development at this site. As the second phase is yet to come forward, all other development falling outside of that contained within this application remains unauthorised and does not benefit from planning permission. This report has therefore dealt solely with considerations arising from the proposed development of the first phase of the scheme in isolation from any future development. | | | | | | | | | | | | | | |
| **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. | | | | | | | | | | | | | | |