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| **Report to be read in conjunction with the Decision Notice.** | | | | | | | | | | | | | | |
| **Signed:** | **Officer:** | **WH** | | | | **Date:** | | **03/05/23** | | **Manager:** | | **LH** | **Date:** | **05/05/23** |
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| **Application Ref:** | | | | 2023/0143 | | | | | | |  | | | |
| **Date Inspected:** | | | | 28/02/2023 | | | **Site Notice:** | | N/A | |
| **Officer:** | | | | Will Hopcroft | | | | | | |
| **DELEGATED ITEM FILE REPORT:** | | | | | | | | | | | **APPROVAL** | | | |
|  | | | | | | | | | | | | | | |
| **Development Description:** | | | | | Demolition of existing stable building and construction of agricultural building for purpose of hobby farm | | | | | | | | | |
| **Site Address/Location:** | | | | | Land at Beech House, Alston Lane, Longridge PR3 3BN | | | | | | | | | |
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| **CONSULTATIONS:** | | | | | **Parish/Town Council** | | | | | | | | | |
| No response. | | | | | | | | | | | | | | |
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| **CONSULTATIONS:** | | | | | **Highways/Water Authority/Other Bodies** | | | | | | | | | |
| **LCC Highways:** | | | | | No objection subject to a condition requiring the stopping up of any redundant access brought about by the proposal. | | | | | | | | | |
| **Cadent Gas:** | | | | | No Response received | | | | | | | | | |
| **HSE:** | | | | | Do not advise against | | | | | | | | | |
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| **CONSULTATIONS:** | | | | | **Additional Representations.** | | | | | | | | | |
| None received. | | | | | | | | | | | | | | |
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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  Policy DME1 – Protecting Trees & Woodland  Policy DME2 – Landscape & Townscape Protection  Policy DME6 – Water Management  National Planning Policy Framework (NPPF) | | | | | | | | | | | | | | |
| **Relevant Planning History:**  **2019/0153:**  Proposed demolition of stables and construction of four holiday cottages with associated parking and amenity areas – Approved with Conditions  **2017/0361:**  The conversion of an existing outbuilding into two residential dwellings – Withdrawn  **2000/0525:**  Construction of stables for private use and turnout area – Approved with Conditions | | | | | | | | | | | | | | |
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| **ASSESSMENT OF PROPOSED DEVELOPMENT:** | | | | | | | | | | | | | | |
| **Site Description and Surrounding Area:**  The site is comprised of a narrow, enclosed grassed area adjacent to Beech House, off Alston Lane. On-site there exists a stable building with access gained off Alston Lane from the western side of the site. There also sits a shipping container, with the site bound to the west by an existing wall, to the north by a low-lying fence, to the east by existing trees and to the south by low-lying hedges. | | | | | | | | | | | | | | |
| **Proposed Development for which consent is sought:**  The proposal seeks to demolish the existing stable building, and erect an agricultural building for the purposes of a hobby farm. The building will be primarily used for the keeping of sheep and poultry, and for the storage of vehicles and equipment as well as implements, feed and bedding as well as being used for lambing. The building is 12.1m long, 5.2m wide and incorporates an overhanging pitched roof facing east. The height of the eaves to the west elevation is 3289mm, and to the east elevation 3500mm with the height to the ridge being 4232mm. The building will be constructed using dark green metal sheet cladding to the south and north elevation, with open boarded timber cladding/Yorkshire boarding to west elevation inclusive of concrete walling panels/blockwork to the lower portion of the elevation. The roof is to be fibre cement sheets with the eastern elevation largely open. Internally, the building is split into three sections – an open sheep housing pen, an internal feed, bedding and poultry area and an exposed tractor and implement store.  The application also seeks to remove the existing internal road and restore it to grassland. No changes to the access is proposed, nor is it proposed to remove any trees or shrubbery adjacent with none of the development encroaching on the relevant root protection areas. | | | | | | | | | | | | | | |
| **Principle of Development:**  The principle of development is required to be secured against Local Plan Policy DMG2 which states that, for land outside the defined settlement areas, development must meet (amongst others) the following considerations – *the development is needed for the purposes of forestry or agriculture*.  In this sense the application is related to the provision of a hobby farm and as such is clearly for the purposes of agriculture. The applicant has provided evidence they rent and operate agricultural land, with the application registered as a small holding. | | | | | | | | | | | | | | |
| **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 impact on residential amenity is considered to be fairly minimal and would not be dominant or overbearing by virtue of its size, massing or materials, and also would not reduce the outlook or increase any loss of privacy or potential for overlooking. It is noted the closest residential dwelling sits approximately 85m south-west of the siting of the proposed building and is in any case owned by the applicant. In addition it is also noted that there is extant permission for the area of land adjacent to the application site for 3no. holiday cottages (3/2020/0498). This sits approximately 65m south-west of the site. Taking this into account, the additional impact of the intensification of the agricultural use has been considered. In this sense, it is considered that the distance from the site to the areas of residence, in addition to the separation provided by Alston Lane and the numerous boundary treatments are likely to mitigate against any potential noise or other adverse amenity impacts. It is also noted the sheep are currently present and grazing on adjacent fields which goes some way to further mitigate this impact.  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.  The building seeks to incorporate common and functional agricultural elements such as Yorkshire boarding, a fibre cement roof and is designed as such to ensure sufficient ventilation and optimal function. In addition, it seeks to replace the existing worn-down stable building and as such would constitute an improvement with regards to the immediate visual amenity in the locality. Given the above the proposal is deemed compliant with CS Policy DMG1 (Design). | | | | | | | | | | | | | | |
| **Highways and Parking:**  The proposal does not seek to alter existing access arrangements, nor does it seek to alter the level of existing parking. Following consultation with Highways, it was thought the applicant wished to remove one of the two vehicular access into the site and as such a condition was sought to require the applicant to stop-up the access if this was done. However, it has been confirmed by the applicant that both accesses will be retained. As such no further assessment regarding highways and parking is required. | | | | | | | | | | | | | | |
| **Landscape/Ecology:**  The applicant has submitted an Arboricultural Constraints Appraisal as part of the application, which does identify a number of Category B Trees. No development will take place that requires the removal of any trees or hedges nor does any part of the proposal transgress over any Root Protection Areas. As such the development is considered acceptable in this regard. | | | | | | | | | | | | | | |
| **Flood Risk:**  It is noted the site falls within Flood Zone 3 as indicated by the Environment Agency. Notwithstanding the claim within the Flood Risk Assessment (FRA) that the site is effectively flood zone 1, the need for a flood risk sequential test is determined by the formal designation by the EA; as such the proposal is required to satisfy the sequential test. However given the development is proposed to serve land owned by the applicant it would be reasonable to apply the sequential test to this area only, all of which is located within Flood Zone 3. As such there is no sequentially preferable location to site the development and the sequential test is passed. The proposal is for less vulnerable development as such it is not necessary to apply the exceptions test. | | | | | | | | | | | | | | |
| **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. | | | | | | | | | | | | | | |