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| **Report to be read in conjunction with the Decision Notice.** | | | | | | | | | | | | | | |
| **Signed:** | **Officer:** | BT | | | | **Date:** | | 11/5/23 | | **Manager:** | | **LH** | **Date:** | **12/5/23** |
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| **Application Ref:** | | | | 3/2023/0198 | | | | | | |  | | | |
| **Date Inspected:** | | | | 3/4/23 | | | **Site Notice:** | | 3/4/23 | |
| **Officer:** | | | | BT | | | | | | |
| **DELEGATED ITEM FILE REPORT:** | | | | | | | | | | | **APPROVAL** | | | |
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| **Development Description:** | | | | | Proposed polytunnel for sheep housing and handling. | | | | | | | | | |
| **Site Address/Location:** | | | | | Little Dudlands Farm, Rimington Lane, Rimington. BB7 4EA | | | | | | | | | |
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| **CONSULTATIONS:** | | | | | **Parish/Town Council** | | | | | | | | | |
| **Rimington and Middop Parish Council:** | | | | | Consulted 31/3/23 – no response. | | | | | | | | | |
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| **CONSULTATIONS:** | | | | | **Highways/Water Authority/Other Bodies** | | | | | | | | | |
| None. | | | | | | | | | | | | | | |
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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:**  **3/2023/0207:**  Proposed installation of transportable kennels. (Approved)  **3/2022/0913:**  Retention and regularisation of unauthorised kennels 6.5m x 3m and stables 6.2 m x 3m (Approved)  **3/2016/1145:**  Discharge of conditions 3 (materials), 4 (window/door details), 5 (rooflights), 6 (boundary treatment), 7 (passing places), 8 (landscaping), 9 (bats/birds), 10 (protected species), 14 (building record) of planning permission 3/2016/0216. (Approved)  **3/2016/0216:**  Conversion of barns to two dwellings with garages, creation of garden areas, replacement garage for farmhouse and installation of package treatment plant (Approved)  **3/2014/1090:**  Conversion of barns to two dwellings with garages, creation of garden areas, replacement garage for farmhouse and installation of package treatment plan (Refused, dismissed on appeal)    **3/2014/0174 :**  Conversion of barns to three dwellings with detached garages, creation of garden areas, replacement garage for farmhouse and installation of package treatment plan (Withdrawn)    **3/2011/0591:**  Erection of 42 no, photovoltaic panels on barn roof (Approved) | | | | | | | | | | | | | | |
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| **ASSESSMENT OF PROPOSED DEVELOPMENT:** | | | | | | | | | | | | | | |
| **Site Description and Surrounding Area:**  The application relates to land adjacent to a farmstead situated on the North-eastern outskirts of Rimington. Access to the farmstead is from the South-east via an access track which also serves as a Public Right Of Way. The farmstead comprises a farmhouse property, agricultural buildings and two barn buildings which have planning consent for residential conversion. Additional smaller buildings within the farmstead include dog kennels within the property’s front garden and a stable block sited to the West of the property’s front garden on the Southern side of the site’s larger agricultural buildings. The agricultural land associated with the farmstead lies immediately to the South of the application site with the topography of this land sloping from North to South. The surrounding area comprises a mixture of agricultural land, woodland and open countryside. | | | | | | | | | | | | | | |
| **Proposed Development for which consent is sought:**  Consent is sought for the installation of a polytunnel for sheep housing and handling. The polytunnel is to be sited to the South-west of the farmstead within the North-western corner of the farmstead’s agricultural land. | | | | | | | | | | | | | | |
| **Principle of Development:**  The site lies outside of the defined settlement area of Rimington. Policy DMG2 of the Ribble Valley Core Strategy allows for the provision of development outside the Borough’s defined settlement areas on the basis of the development in question being needed for the purposes of agriculture.  The application’s supporting information states that the applicants currently manage a flock of rare breed sheep comprised of twenty breeding ewes, six gimmer hoggs and lambs from this year’s lambing season which are being produced for the finished market. There are currently no buildings on the applicant’s land holding which in turn has prompted concerns with regards to animal welfare and soil erosion. The proposed polytunnel would provide a structure which would allow for clipping, dosing and husbandry tasks, all of which are currently undertaken in portable handling pens. In addition, the proposed polytunnel would provide shelter for lambing ewes. Furthermore, the applicant has stated that a polytunnel would serve as the most practical solution for the site due to the fact that the applicants currently rent the agricultural land in question which in turn would make constructing a permanent building on site unviable.  As such, the proposed development is considered to be necessary for the purposes of agriculture in as much that the proposed polytunnel would be beneficial to the applicant’s existing agricultural operation. Accordingly, the proposal meets the requirements of Policy DMG2 and is therefore considered to be acceptable in principle subject to an assessment of additional material planning considerations. | | | | | | | | | | | | | | |
| **Impact Upon Residential Amenity:**  The proposed polytunnel would be sited approximately 75 metres away from the barn buildings to be converted to residential use with a large existing agricultural building providing sufficient screening between the polytunnel and barn buildings. Furthermore, the closest residential receptor beyond the barn buildings lies approximately 250 metres away to the South-east and as such would not be impacted upon by the proposed development. Accordingly, it is not anticipated that the proposed development would be harmful to the amenity of any neighbouring residents. | | | | | | | | | | | | | | |
| **Visual Amenity/External Appearance:**  The proposed polytunnel would be a fairly sizeable structure in terms of its footprint however the footprint size of the structure relates to the requirement to accommodate the applicant’s existing livestock numbers and associated livestock management tasks and equipment. As such, the footprint of the polytunnel is considered to be proportionate in relation to its proposed use. In addition, the polytunnel would be relatively modest in terms of height therefore the structure as a whole would not read as an over dominant addition to the application site. Furthermore, the polytunnel would consist of a high grade green polythene roof cover with elevations comprised of timber rails and Yorkshire boarding, all of which would be in keeping with the external detailing of agricultural buildings within the locality. The polytunnel would be partially viewable within the public realm however given its design and agricultural setting the structure would not read as an anomalous feature within the wider landscape. Consequently, it is not considered that the proposed development would be harmful to the visual amenities of the area. | | | | | | | | | | | | | | |
| **Landscape/Ecology:**  No ecological constraints were identified in relation to the proposal. | | | | | | | | | | | | | | |
| **Observations/Consideration of Matters Raised/Conclusion:**  The proposal is considered to be necessary for the purposes of agriculture and as such is compliant with the aims and objectives of Policy DMG2.  Furthermore, 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.  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. | | | | | | | | | | | |