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| **Report to be read in conjunction with the Decision Notice.** |
| **Signed:** | **Officer:** | BT | **Date:** | 3/5/23 | **Manager:** | **LH** | **Date:** | **3/5/23** |
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| **Application Ref:** | 3/2023/0207 |  |
| **Date Inspected:** | 3/4/23 | **Site Notice:** | 3/4/23 |
| **Officer:** | BT |
| **DELEGATED ITEM FILE REPORT:**  | **APPROVAL** |
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| **Development Description:** | Proposed installation of transportable kennels. |
| **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 15/3/23 – no response. |
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| **RVBC Environmental Health:** | No objections subject to conditions / informatives. |
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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 StrategyKey Statement DS2 – Sustainable DevelopmentKey Statement EN2 – Landscape Policy DMG1 – General ConsiderationsPolicy DMG2 – Strategic ConsiderationsNational Planning Policy Framework (NPPF) |
| **Relevant Planning History:****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 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 transportable dog kennel block. The kennel block would be sited directly adjacent to the Western elevation of the existing stable block on site. |
| **Principle of Development:**The proposal 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 small scale tourism or a recreational development appropriate to a rural area. The application’s supporting information states that the proposed dog kennels would be solely utilised for private use by the applicants. The kennel block would be a relatively small addition to the farmstead in the context of the larger buildings on site, with the farmstead’s agricultural setting being an appropriate location for the keeping of animals. Accordingly, the installation of dog kennels at the application site for private use would fall within the realm of a recreational development that would be appropriate within a rural area. As such, 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 kennels would be a small scale addition to a working farmstead and as such would have a negligible impact upon existing noise and odour levels within the site. In addition, the proposed kennels would be sited approximately 40 metres away from the barn buildings to be converted to residential use with a large existing agricultural building providing sufficient screening between the kennels 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 subject to any discernible noise disturbances. 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 kennel block would be a relatively modest sized structure in terms of height and footprint in comparison to the larger agricultural buildings within the farmstead and as such would not read as an over addition to the application site. In addition, the kennels would consist of blockboard, steel grills and fibre sheet roofing which would be in keeping with the external materials on the previously approved kennels on site. Furthermore, the kennels would remain largely screened from public view by virtue of being sited between an existing stable block and agricultural building therefore the visual impact of the proposal would be minimal. Consequently, it is not considered that the proposed development would be harmful to the visual amenities of the area. |
| **Highways and Parking:**The proposed kennels would be utilised for private use with no visits to the application site from third parties occurring in relation to the use of the kennels therefore the proposed development would not result in any intensification of use of the farmstead’s existing access track. As such, it is not considered that the proposal would have any undue impact upon highway safety. |
| **Landscape/Ecology:**No ecological constraints were identified in relation to the proposal. |
| **Observations/Consideration of Matters Raised/Conclusion:**The proposal falls within the realm of a recreational development that would be appropriate for a rural area 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. |