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| **Report to be read in conjunction with the Decision Notice.** | | | | | | | | | | | | | | |
| **Signed:** | **Officer:** | BT | | | | **Date:** | | 25/5/23 | | **Manager:** | | **LH** | **Date:** | **26/5/23** |
|  | | | | | | | | | | | | | | |
| **Application Ref:** | | | | 3/2023/0237 | | | | | | |  | | | |
| **Date Inspected:** | | | | 4/4/23 | | | **Site Notice:** | | 4/4/23 | |
| **Officer:** | | | | BT | | | | | | |
| **DELEGATED ITEM FILE REPORT:** | | | | | | | | | | | **APPROVAL** | | | |
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| **Development Description:** | | | | | Proposed demolition of redundant stables/store buildings and the creation of a dog training facility including kennels/workshop and office reception (pursuant to variation of conditions 2 (Plans) and 3 (Materials) of permission 3/2021/0188 involving alteration from timber weather boarding to random natural stone and alterations to footprint orientation and alignment of fenestration on the South-eastern gable end of approved office reception building. | | | | | | | | | |
| **Site Address/Location:** | | | | | Land off Slaidburn Road, Slaidburn Road, Waddington,BB7 3JJ | | | | | | | | | |
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| **CONSULTATIONS:** | | | | | **Parish/Town Council** | | | | | | | | | |
| **Waddington Parish Council:** | | | | | Consulted 4/4/23 – no response. | | | | | | | | | |
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| **CONSULTATIONS:** | | | | | **Highways/Water Authority/Other Bodies** | | | | | | | | | |
| None. | | | | | | | | | | | | | | |
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| **CONSULTATIONS:** | | | | | **Additional Representations.** | | | | | | | | | |
| One representation has been raised in relation to the proposal which is summarised as follows:   * No objection to building re-orientation however objection to change in materials as timber would be more appropriate in the locality | | | | | | | | | | | | | | |
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| **RELEVANT POLICIES AND SITE PLANNING HISTORY:** | | | | | | | | | | | | | | |
| **Ribble Valley Core Strategy:**  Key Statement DS1: Development Strategy  Key Statement DS2: Presumption in Favour of Sustainable Development  Key Statement EN2: Landscape  Key Statement EC1: Business And Employment Development  Policy DMG1: General Considerations  Policy DMG2: Strategic Considerations  Policy DMB1: Supporting Business Growth And The Local Economy  National Planning Policy Framework (NPPF) | | | | | | | | | | | | | | |
| **Relevant Planning History:**  **3/2021/0188:**  Proposed demolition of redundant stables/store buildings and the creation of a dog training facility including kennels/workshop and office reception. (Approved)  **3/2009/0811:**  Partially retrospective application for the retention of two stable blocks and tack room and static caravan for occasional use. Proposed erection of a new stable block (8 stables) for private use. (Refused) | | | | | | | | | | | | | | |
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| **ASSESSMENT OF PROPOSED DEVELOPMENT:** | | | | | | | | | | | | | | |
| **Site Description and Surrounding Area:**  The application relates to a land parcel situated on the Eastern side of Slaidburn Road on the Northern outskirts of Waddington. Access to the application site is from Slaidburn Road via a track which also provides access to a covered reservoir. The existing site comprises several dilapidated stables and outbuildings which are to be demolished and replaced with kennels, a workshop and an office reception building to form a dog training facility, as approved under previous planning application 3/2021/0188. A woodland patch and covered reservoir border the Northern perimeter of the site with the wider area comprising a mixture of agricultural land, woodland and open countryside. | | | | | | | | | | | | | | |
| **Proposed Development for which consent is sought:**  Planning consent was granted as part of application 3/2021/0188 for the demolition of redundant stables and store buildings and creation of a dog training facility including kennels, workshop and office reception building. Consent is sought for a variation to the design of the approved development with the revised scheme to comprise the following changes:   * Change in external materials of office reception building from timber boarding to random stone * Change in footprint orientation / alignment of fenestration on the South-eastern gable end of reception building   The applicant has stated that the incorporation of random stone to the external elevations of the approved office reception building would facilitate the construction of a more durable structure. Accordingly, consent is sought to replace the approved plan numbers forming part of previous planning application 3/2021/0188 with revised plans submitted as part of this S73 application. | | | | | | | | | | | | | | |
| **Impact Upon Residential Amenity:**  The proposed variation to the originally approved scheme would involve some minor alterations to the footprint orientation and alignment of fenestration on the South-eastern gable end of the reception building however these alterations would provide identical views to the window configuration previously approved. In addition, the approved building would be situated approximately 160 metres away from the nearest neighbouring residential property. Consequently, it is not considered that the proposed variations would be harmful to the amenity of any neighbouring residents. | | | | | | | | | | | | | | |
| **Visual Amenity/External Appearance:**  The application site is situated within an isolated rural area within the Forest Of Bowland AONB. With regards to proposals for development within the AONB, Key Statement EN2 of the Ribble Valley Core Strategy states:  *‘The landscape and character of the Forest of Bowland Area of Outstanding Natural Beauty will be protected, conserved* and *enhanced. Any development will need to contribute to the conservation of the natural beauty of the area…as a principle the Council will expect development to be in keeping with the character of the landscape, reflecting local distinctiveness, vernacular style, scale, style, features and building materials.’*  In addition, Policy DMG1 of the Core Strategy provides general design guidance as follows:  *‘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.’*  In this instance consent is sought for a change in external materials with the proposed change involving the incorporation of stone to the external elevations of a previously approved structure. Stone based dwellings, buildings and structures are prevalent within the locality and wider landscape, with numerous isolated stone based buildings lying within the vicinity of the application site in elevated positions on and around Mill Lane Browsholme Road and Freeholds Lane. As such, the addition of a stone based building to the application site would reflect the rural vernacular of buildings within the immediate and wider area and as such would not be harmful to the aesthetic of the surrounding landscape. The proposed variation sought would therefore be compliant with the aims and objectives of Key Statement EN2 and Policy DMG1 of the Core Strategy. | | | | | | | | | | | | | | |
| **Observations/Consideration of Matters Raised/Conclusion:**  The proposed amendments sought to the originally approved development would have no impact upon any neighbouring residents and would not result in any harm to the visual amenities of the area.  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 the variations to conditions 2 and 3 be approved. | | | | | | | | | | | |