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| **Report to be read in conjunction with the Decision Notice.** | | | | | | | | | | | | | | |
| **Signed:** | **Officer:** | **WH** | | | | **Date:** | | **05/06/23** | | **Manager:** | | **LH** | **Date:** | **6/6/23** |
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| **Application Ref:** | | | | 2023/0273 | | | | | | |  | | | |
| **Date Inspected:** | | | | 25/05/23 | | | **Site Notice:** | | 21/04/23 | |
| **Officer:** | | | | Will Hopcroft | | | | | | |
| **DELEGATED ITEM FILE REPORT:** | | | | | | | | | | | **APPROVAL** | | | |
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| **Development Description:** | | | | | Erection of an agricultural steel framed portal building to accommodate a new milking parlour dairy unit system for 200 dairy cows. | | | | | | | | | |
| **Site Address/Location:** | | | | | Armrydding Farm, Chipping Road, Chaigley | | | | | | | | | |
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| **CONSULTATIONS:** | | | | | **Parish/Town Council** | | | | | | | | | |
| No objections. | | | | | | | | | | | | | | |
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| **CONSULTATIONS:** | | | | | **Highways/Water Authority/Other Bodies** | | | | | | | | | |
| None required. | | | | | | | | | | | | | | |
| **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  Key Statement EN2: Landscape  Policy DMG1: General Considerations  Policy DMG2: Strategic Considerations  Policy DMG3: Transport & Mobility  Policy DME2: Landscape & Townscape Protection  Policy DMB1: Supporting Business Growth and the Local Economy  National Planning Policy Framework (NPPF) | | | | | | | | | | | | | | |
| **Relevant Planning History:**  **2016/0515:**  Erection of a steel framed portal agricultural building for livestock – Approved with Conditions  **2011/0401:**  Proposed cow shed – Permission Not Required  **2004/0827:**  Agricultural machinery, workshop, tool-store – Permission Not Required  **2002/0100:**  Agricultural worker’s dwelling (reserved matters) – Approved with Conditions  **2000/0746:**  Outline application for an agricultural workers dwelling – Approved with Conditions | | | | | | | | | | | | | | |
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| **ASSESSMENT OF PROPOSED DEVELOPMENT:** | | | | | | | | | | | | | | |
| **Site Description and Surrounding Area:**  The site is comprised of an agricultural complex known as Armrydding Farm, within which there are a number of existing agricultural buildings and silos, slurry pits and storage buildings as well as an original farmhouse. The site is fairly isolated, accessible only off an existing farm track off Chipping Road. | | | | | | | | | | | | | | |
| **Proposed Development for which consent is sought:**  The proposal seeks permission for the erection of an agricultural steel framed portal building, to accommodate a new milking parlour dairy unit system to modernise the farm and enable more efficient milking of 200 dairy cows. The building is to be 12.2m in width, 50.33m in length and incorporate a pitched roof, 4.8m to the eaves and 6.46m to the ridge. Internally the layout is as such to accommodate a number of calving pens, collecting yard, the milking parlour and other rooms associated with the milking operation. This would follow the demolition of 1no. existing stone farm building, and part dismantling of another 1no. farm machinery building.  The north-east facing elevation is to be partly open to enable the ingress of cattle into the collecting yard, bounded by a cattle gate, with smaller door openings to the south-east, north-west and south-west facing elevations. The elevation itself is to be 2m high pre-stressed concrete panel, with the remainder of the elevation to be vent air steel sheeting in Juniper Green. The roof is to be fibre cement sheeting in a natural cement cover with GRP rooflights to enable the provision of natural light.  In addition, the provision of a metalled track coming off the existing farm track, to enable daily milk tanker collection, is also proposed. It is understood that this is proposed given new farming regulations coming into place that do not allow for the tracking of vehicles through areas where there may be fresh manure. | | | | | | | | | | | | | | |
| **Principle of Development:**  *Policy Context*  The principle of development is required to be secured against CS Policies DMG2 and DMB1, given the site is located within the AONB.  DMG2 states that development outside the defined settlement areas must meet at least one of a number of considerations, the relevant one in this case outlined below:   * *The development is needed for the purposes of forestry or agriculture*   DMG2 goes onto state that *in protecting the designated Area of Outstanding Natural Beauty the council will have regard to the economic and social wellbeing of the area. However, the most important consideration in the assessment of any development proposals will be the protection, conservation and enhancement of the landscape and character of the area avoiding where possible habitat fragmentation. Where possible new development should be accommodated through the re-use of existing buildings, which in most cases is more appropriate than new build. Development will be required to be in keeping with the character of the landscape and acknowledge the special qualities of the AONB by virtue of its size, design, use of material, landscaping and siting.*  In addition, DMB1 states that *proposals that are intended to support business growth and the local economy will be supported in principle. The expansion of established firms on land outside settlements will be allowed provided it is essential to maintain the existing source of employment and can be assimilated within the local landscape. There may be occasions where due to the scale of the proposal relocation to an alternative site is preferable.*  In this sense, it is necessary to establish that the proposal is needed for the purposes of forestry or agriculture. It is then necessary to establish whether the size and scale is necessary for those purposes identified, whether it can be sited in an alternative, preferable location and to ensure that the landscape and character of the AONB is protected, conserved and enhanced.  *Assessment*  The Council have engaged with an independent agricultural adviser to establish whether functional need is present, and that the size and scale of the building is appropriate. In concluding, the adviser stated that:   * *The structure is in-line with modern farm buildings and is therefore reasonable for its intended purpose.* * *The proposed building is of a reasonable floor area and height for its intended purpose.* * *The proposed building adjacent to the existing farm buildings is well located for its intended purpose.* * *There is an agricultural need for the proposed building for the provision of a new milking parlour, a covered cattle collecting area, calving boxes, cattle handling area and dairy unit.*   On review, Officers are considered to be in agreement with the above, with the notion that the building is clearly necessary for the purposes of agriculture and that it would support business growth and the local economy.  In addition, the siting of the building is appropriate given it is necessary to be sited within the existing farm complex, so there is no alternative site that is considered preferable. As such the proposal is considered compliant with DMB1, and DMG2, with further consideration to be given to the impact on the AONB. | | | | | | | | | | | | | | |
| **Impact Upon Residential Amenity:**  The proposal relates to the provision of a milking parlour building amidst a number of existing sizeable agricultural buildings, on an agricultural holding. The nearest dwelling is that of Armrydding Farm Cottage which is occupied by the applicant/farmer – the closest dwelling aside from this is some 650m to the south-east of the application site and as such it is not considered that the proposed development will have any impact on the amenity or quality of life of nearby residents. The proposal is therefore considered compliant with CS Policy DMG1 (Amenity). | | | | | | | | | | | | | | |
| **Visual Amenity:**  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.  In addition, CS Policy DMG2 states that development will be required to be in keeping with the character of the landscape and acknowledge the special qualities of the AONB by virtue of its size, design, use of material, landscaping and siting.  In this sense the proposal is broadly compliant with the above in that the materials used are reflective of the buildings siting, that being in the centre of an agricultural complex. The buildings roof form and elevational treatments are all very typical of those used in agriculture, although the colour treatment of the vent air steel sheeting goes a small way into assimilating the building into the landscape.  Given the above, with regard to the visual external appearance of the building, the proposal is considered compliant with DMG1 and DMG2. | | | | | | | | | | | | | | |
| **Impact on the Landscape and AONB:**  In this sense Policy DME2 and Key Statement EN2 are engaged. CS Policy DME2 outlines that development proposal will be refused which significantly harm a number of important landscape or landscape features.  This ties into Key Statement EN2, which 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. The landscape and character of those areas that contribute to the setting and character of the Forest of Bowland Areas of Outstanding Natural Beauty will be protected and conserved and wherever possible enhanced. 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 this sense, it is noted that the building, in terms of scale, is substantial. It is 50m long and projects ‘outwards’ of the existing complex to a larger extent than any of the existing buildings and would incorporate an additional 613sqm, approximately. As such by definition it is going to have some additional impact on the landscape of the AONB by virtue of the significant provision of additional built form where there was previously none.  However, there are a number of mitigating factors that go someway to ensure this impact is acceptable, and significant weight is given to the fact that there is a proven and evidenced functional need for a building of such size and scale in order to support a local farming business. The height of the building (4.8m to the eaves and 6.86m to the ridge) is modest and largely comparable to the height of the existing agricultural buildings with the elevational treatments and built form also clearly agricultural, ensuring the building fits in and complements with the agricultural nature of the complex and does not seem out of place or incongruous. Furthermore, the proposal seeks the provision of Juniper Green colour treatment which would further ensure the building, viewed from a distance, would be able to absorb into the existing landscape which is characterised as ‘Wooded Rural Valleys’ – largely consisting of undulating grassed peaks and troughs, and significant gatherings of dense woodland, all varying shades of green.  It is also noted that there are no public rights of way adjacent or within a visible distance of the application site, and as such any potential for a loss of outlook from those utilising the AONB for recreational purposes is considered acceptable.  Given the above, and with reference given to the significant weight of supporting a local agricultural operation as well as various additional mitigating factors, it is considered that the proposal does not significantly impact upon the setting and character of the AONB and landscape and as such is considered compliant with CS Policy DME2 and Key Statement EN2. | | | | | | | | | | | | | | |
| **Highways and Parking:**  The proposal incorporates the provision of a metalled track in order to ensure the dairy tanker can access the dairy unit on a daily basis without needing to drive through areas where there may be fresh manure. This is to avoid tracking mud or manure onto the public highway where they can cause both an amenity issues through the provision of unpleasant or undesirable smells or visual impacts, and a safety issue given they can cause vehicles to lose traction. The metalled track will ensure that this is avoided, given this will ensure the tanker is not required to pass over areas where they may be mud or manure.  No further alteration to access or parking is sought with no further issues raised in relation to highways or parking. As such no further assessment is required. | | | | | | | | | | | | | | |
| **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. | | | | | | | | | | | | | | |