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| **Report to be read in conjunction with the Decision Notice.** | | | | | | | | | | | | | | |
| **Signed:** | **Officer:** | **EP** | | | | **Date:** | | **05/07/2023** | | **Manager:** | |  | **Date:** |  |
|  | | | | | | | | | | | | | | |
| **Application Ref:** | | | | 2023/0310 | | | | | | |  | | | |
| **Date Inspected:** | | | | 23/06/2023 | | | **Site Notice:** | | 05/06/2023 | |
| **Officer:** | | | | EP | | | | | | |
| **DELEGATED ITEM FILE REPORT:** | | | | | | | | | | | **APPROVAL** | | | |
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| **Development Description:** | | | | | Proposed installation of a horse walker, multi-purpose agricultural building and associated works. | | | | | | | | | |
| **Site Address/Location:** | | | | | The Barn Portfield Farm Portfield Lane Whalley BB7 9DP | | | | | | | | | |
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| **CONSULTATIONS:** | | | | | **Parish/Town Council** | | | | | | | | | |
| **No comments received.** | | | | | | | | | | | | | | |
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| **CONSULTATIONS:** | | | | | **Highways/Water Authority/Other Bodies** | | | | | | | | | |
| **LCC Highways:** | | | | | **N/A** | | | | | | | | | |
| LCC Footpaths – No comments received. | | | | | | | | | | | | | | |
| **CONSULTATIONS:** | | | | | **Additional Representations.** | | | | | | | | | |
| No comments 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 EN5: Heritage Assets  Policy DMG1: General Considerations  Policy DMG2: Strategic Considerations  Policy DME2: Landscape & Townscape Protection  Policy DME4: Protecting Heritage Assets  Policy DMH5: Residential and Curtilage Extensions  Planning (Listed Buildings and Conservation Areas) Act  National Planning Policy Framework (NPPF) | | | | | | | | | | | | | | |
| **Relevant Planning History:**  No relevant planning history. | | | | | | | | | | | | | | |
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| **ASSESSMENT OF PROPOSED DEVELOPMENT:** | | | | | | | | | | | | | | |
| **Site Description and Surrounding Area:**  The proposal relates to an agricultural site Whalley that is currently used for equestrian purposed. The surrounding area is rural with only a small number of residential dwellings in the immediate vicinity. The application site itself is not on any designated land but is within the setting of a listed building. The is a Public Right of Way footpath that runs through the application field, however the proposed development will not impact the accessibility. | | | | | | | | | | | | | | |
| **Proposed Development for which consent is sought:**  Consent is sought for the erection of an agricultural storage building and metal framed horse-walker. | | | | | | | | | | | | | | |
| **Impact upon Listed Buildings and Setting:**  Key statement EN5 states that ‘*There will be a presumption in favour of the conservation and enhancement of the significance of heritage assets and their settings. The Historic Environment and its Heritage Assets and their settings will be conserved and enhanced in a manner appropriate to their significance for their heritage value; their important contribution to local character, distinctiveness and sense of place; and to wider social, cultural and environmental benefits’.*  In considering whether to grant listed building/planning permission for development which affects a listed building or it’s setting the Local Planning Authority shall have regard to the desirability of preserving the building or it’s setting or any special features of special architectural or historic interest which it possesses as required by Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act.  Para 199 of the National Planning Policy Framework requires the impact of the proposed development to be considered with “great weight given to the asset’s conservation”.  The submitted Heritage Statement concludes that the significance of the Heritage Assets will be preserved.  The proposed development is within the setting of The Barn, Portfield Lane, which has Grade II Listed status and also the Scheduled Monument of Portfield hillfort both sited to the west of the site.  As such, careful consideration must be given to the impact any development will have on the character of the area and the Heritage Assets. Given the surrounding area is rural and the application site already falls under equestrian use, it is not considered the proposal would be result in any undue harm to the character of the area. The initial submission portrayed the horse walker and outbuilding in closer proximity to The Barn. However, revised plans have ensured that the siting of the development a sufficient distance away from the Heritage Assets to limit any potential impact. It is therefore concluded that the proposed development will not result in an unacceptable impact on the setting of the Heritage Assets, The Barn and Portfield hillfort. | | | | | | | | | | | | | | |
| **Impact Upon Residential Amenity:**  The proposed development is sited on the Eastern side of Portfield lane, were there are no residential dwellings. The neighbouring properties are located on the opposite side of the road and are considered to be a sufficient distance from the development to mitigate any chance of loss of light or overbearing impact. Therefore, no adverse impact on residential amenity is expected as a result. | | | | | | | | | | | | | | |
| **Visual Amenity/External Appearance:**  Given the existing agricultural appearance of the immediate area, the proposed horse walker and storage building are not considered out of character. The proposed agricultural building is to be constructed of concrete panels, timber cladding and grey profile sheet roof. These materials are consistent with typical agricultural buildings and will integrate sufficiently within the street scene. The scale of the horse walker is modest and will not take a dominant position within the site. | | | | | | | | | | | | | | |
| **Highways and Parking:**  LCC Highways have not been consulted in relation to the proposal given it will not have an adverse impact on highway safety or amenity. | | | | | | | | | | | | | | |
| **Landscape/Ecology:**  No ecological constraints identified. | | | | | | | | | | | | | | |
| **Observations/Consideration of Matters Raised/Conclusion:**  Given the existing agricultural nature of the site, it is not considered that the proposed development will have any unacceptable harm on the setting of the listed building or the character 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. | | | | | | | | | | | | | | |