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| **Report to be read in conjunction with the Decision Notice.** | | | | | | | | | | | | | | |
| **Signed:** | **Officer:** | **LW** | | | | **Date:** | | **03/07/2023** | | **Manager:** | | **KH** | **Date:** | **03/07/23** |
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| **Application Ref:** | | | | 3/2023/0369 | | | | | | |  | | | |
| **Date Inspected:** | | | | 01/06/23 | | | **Site Notice:** | | 01/06/23 | |
| **Officer:** | | | | LW | | | | | | |
| **DELEGATED ITEM FILE REPORT:** | | | | | | | | | | | **APPROVAL** | | | |
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| **Development Description:** | | | | | Proposed roof over existing agricultural fodder store. | | | | | | | | | |
| **Site Address/Location:** | | | | | Lyme House Farm, Thornley with Wheatley, PR3 2TE | | | | | | | | | |
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| **CONSULTATIONS:** | | | | | **Parish/Town Council** | | | | | | | | | |
| No comments received within consultation period. | | | | | | | | | | | | | | |
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| **CONSULTATIONS:** | | | | | **Highways/Water Authority/Other Bodies** | | | | | | | | | |
| **LCC Highways:** | | | | | N/A | | | | | | | | | |
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| **CONSULTATIONS:** | | | | | **Additional Representations.** | | | | | | | | | |
| No comments received within consultation period. | | | | | | | | | | | | | | |
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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  National Planning Policy Framework (NPPF) | | | | | | | | | | | | | | |
| **Relevant Planning History:**  3/2023/0070: Prior notification for a proposed general purpose agricultural storage building (Permission not required)  3/2022/1009: Proposed extension of existing agricultural building to provide housing for cattle (Approved)  3/2022/0739: Proposed extension of existing agricultural building to provide housing for cattle (Approved)  3/2021/0852: Prior notification for a proposed forestry track to provide access from the existing trach to nearby woodland (Withdrawn)  3/2020/0854: Discharge of condition 4 (landscaping) from planning permission 3/2017/0489 (Approved)  3/2018/0498: Discharge of conditions 5 (bird and bat boxes) and 18 (archaeological record) from planning permission 3/2017/0489 (Approved)  3/2018/0469: Application for the discharge of condition 7 (materials) from planning permission 3/2017/1107 (Approved)  3/2018/0376: Extension of approved agricultural building for livestock (Approved)  3/2018/0374: Proposed extension to approved agricultural building for livestock (Approved)  3/2018/0151: Proposed agricultural building for livestock (Approved)  3/2018/0124: Proposed agricultural building for livestock (Approved)  3/2017/1107: The formalisation of an existing access track (Approved)  3/2017/1013: Proposed agricultural building to provide covered collecting yard (Approved)  3/2017/0744: Proposed cattle building (Approved)  3/2017/0489: Proposed conversion of barns to two new dwellings (Approved)  3/2017/0110: Proposed general purpose agricultural store 25.43m long, 6m high, 18.28m wide adjacent to existing manure store (Permission not required)  3/2012/0039: Proposed agricultural livestock building (Approved)  3/2012/0038: Proposed agricultural livestock building (Approved)  3/2012/0037: Proposed agricultural livestock building (Approved)  3/2012/0036: Proposed agricultural livestock building (Approved)  3/2009/0385: Silage clamp together with calf rearing accommodation (Approved)  3/2007/0512: Covered manure store (Approved)  3/2006/0681: Change of use of land to form extended residential curtilage and erection of double garage (Refused)  3/2005/0011: Erection of a double garage (Approved)  3/2004/0632: Change of use of garage and store to form a granny flat annex (Approved)  3/2003/1114: Erection of steel circular slurry storage tank (above ground) (Approved) | | | | | | | | | | | | | | |
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| **ASSESSMENT OF PROPOSED DEVELOPMENT:** | | | | | | | | | | | | | | |
| **Site Description and Surrounding Area:**  The application site relates to a farmstead known as Lyme House Farm, accessed off Chipping Road and comprising of 2no. farmhouse dwellings and numerous agricultural buildings. The site is located approximately 2.3km south of the defined settlement area of Chipping and the surrounding area consists predominately of agricultural land and open countryside with the occasional residential property and farmstead. | | | | | | | | | | | | | | |
| **Proposed Development for which consent is sought:**  Consent is sought for a proposed roof over part of the existing agricultural fodder storage structure, adjacent the recently approved storage building, situated to the rear of the farmyard.  The proposed roof would measure 18.3m in width and 26.57m in depth and feature a pitched roof design measuring approximately 4.6m to the eaves and 6.4m to the ridge from ground level. The proposed development would be set on an existing structure which is largely situated below the existing gradient of the land, incorporating the existing reinforced concrete panelled walls to the side and rear which are set below ground level and including an upward extension of the existing steel frame. The proposed structure would be open to the north-western elevation and constructed to match the existing agricultural buildings adjacent to the immediate yard area, including juniper green steel cladding and natural grey fibre cement roof sheeting with clear plastic roof lights. | | | | | | | | | | | | | | |
| **Principle of Development:**  The proposal site lies within the open countryside to the south of Chipping and north-east of Longridge. Policy DMG2 of the Ribble Valley Core Strategy states that proposals for development outside of the Borough’s defined settlement areas can be considered as justifiable if ‘*the development is needed for the purposes of forestry or agriculture’.*  The proposed development consists of a roof over part of the existing agricultural fodder storage. The proposal would provide covered storage for the existing uses, being mainly for fodder but also for other feeds including grains, straights, and supplements. Given the significant fluctuations in feed and straights prices as a result of supply, market and currency fluctuations it is now necessary for the applicant to carry more stocks on hand. The proposed roof would therefore prevent water ingress to feed stocks, reducing losses and enabling the business to weather the more difficult times forecast ahead following departure from the EU Agri-Support mechanisms. As such, the proposed development would comply with Policy DMG2 and is therefore acceptable in principle subject to an assessment of the additional material planning considerations.  The proposal site is also located within the Forest of Bowland Area of Outstanding Natural Beauty and therefore consideration will also be given towards the impact of the proposed development upon the visual amenity of the surrounding landscape. | | | | | | | | | | | | | | |
| **Impact Upon Residential Amenity:**  The proposed development would be situated to the rear of the farmyard and over 350m from the nearest neighbouring dwellings at Arbour Farm. As such, the proposal would not be harmful to the amenity of any neighbouring residents. | | | | | | | | | | | | | | |
| **Visual Amenity/External Appearance:**  The application site lies within the Forest of Bowland Area of Outstanding Natural Beauty. With regards to development in the AONB, Key Statement EN2 of the Ribble Valley Borough Council Core Strategy states that ‘*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.’*  The proposed development would comprise a fairly significant footprint, however the proposal would be situated over the existing agricultural fodder storage, incorporating an upward extension of the existing steel frame structure and retaining the existing reinforced concrete panelled walls. In addition to this, the proposed development would be located to the rear of the farmyard, over 300m from the highway of Chipping Road, and would be largely obscured upon approach to the farm by the existing agricultural buildings and structures. Whilst it is acknowledged that a Public Right of Way (FP 53) runs through the site, the proposal would share an acceptable visual relationship with the existing agricultural buildings within the farmstead and therefore would not appear as an over dominant or incongruous addition. The proposed development would also be visually integrated into the farmstead’s existing group of buildings, incorporating materials to match the external appearance of the adjacent structures including juniper green steel cladding and natural grey fibre cement roof sheeting. The visual impact the proposed structure would therefore be minimal, and as such the development would be in accordance with Key Statement EN2 in as much that the proposal would not significantly detract from the aesthetic value of the surrounding AONB landscape. | | | | | | | | | | | | | | |
| **Highways and Parking:**  Lancashire County Council Highways have not been consulted on the proposal; however, the proposal is associated with the existing use of the site and as such no increase in traffic is anticipated and the application does not seek to alter the existing access or usage of it. The proposed development is therefore acceptable in regard to highway safety and parking. | | | | | | | | | | | | | | |
| **Landscape/Ecology:**  No ecological constraints were identified in relation to the proposal. | | | | | | | | | | | | | | |
| **Observations/Consideration of Matters Raised/Conclusion:**  The proposed development would not be harmful to the residential amenity of any neighbouring residents, nor would it result in any harm to the visual amenities of the immediate area or surrounding AONB landscape. The proposal would also be used in relation to an existing agricultural operation and as such, would be wholly compliant with the aims and objectives of Policy DMG2.  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 planning consent be granted subject to the imposition of conditions. | | | | | | | | | | | |