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| **Report to be read in conjunction with the Decision Notice.** |
| **Signed:** | **Officer:** | **LW** | **Date:** | **15/01/24** | **Manager:** | **LH** | **Date:** | **15/1/24** |
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| **Application Ref:** | 3/2023/0860 |  |
| **Date Inspected:** | 28/11/23 | **Site Notice:** | 28/11/23 |
| **Officer:** | LW |
| **DELEGATED ITEM FILE REPORT:**  | **APPROVAL** |
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| **Development Description:** | Proposed retention of extension of agricultural building for storage.  |
| **Site Address/Location:** | Fields Farm Barn, Back Lane, Chipping, PR3 2QA |
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| **CONSULTATIONS:**  | **Parish/Town Council** |
| No comments received in respect of the proposed development.  |
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| **CONSULTATIONS:**  | **Highways/Water Authority/Other Bodies** |
| **LCC Highways:** | N/A |
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| **CONSULTATIONS:**  | **Additional Representations.** |
| No representations received.  |
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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: LandscapeKey Statement EN5: Heritage AssetsPolicy DMG1: General ConsiderationsPolicy DMG2: Strategic ConsiderationsPolicy DME4: Protecting Heritage AssetsPlanning (Listed Buildings and Conservation Areas) ActNational Planning Policy Framework (NPPF) |
| **Relevant Planning History:**3/2023/0561: Prior notification for proposed erection to agricultural building for storage (Permission Required). 3/2021/0693: Proposed erection of agricultural building for plant storage and hay/food products (Approved). 3/2021/0650: New agricultural building for plant storage and hay bales. Length 11.76m x width 6.10m. Height to eaves 3.88m. Height to ridge 4.37m (Withdrawn). 3/2018/0734: Agricultural building for sheet housing and shelter (Withdrawn). 3/2017/0308: Formation of new window openings in existing dwelling (Refused and allowed at appeal). 3/2001/0148: Conversion of redundant agricultural barn into single dwelling (Listed Building Consent) (Approved). 3/1996/0550: Conversion of barn into one dwelling, erection of detached garage and new access drive with external works (Approved). 3/1989/0768: Barn conversion into six self-catering holiday apartments with car parking (Withdrawn).  |
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| **ASSESSMENT OF PROPOSED DEVELOPMENT:** |
| **Site Description and Surrounding Area:**The site is comprised of Fields Farm Barn, a barn conversion once associated with the farmhouse of Fields Farm, a Grade II Listed Building. The site is located within the open countryside and Forest of Bowland Area of Outstanding Natural Beauty (National Landscape), over 1.2km south of the defined settlement boundary of Chipping and the surrounding area is predominantly rural in character.  |
| **Proposed Development for which consent is sought:**Consent is sought for the retention of an extension to an existing agricultural storage building which received retrospective planning consent in 2021. The proposed extension would measure 4.6m in width and 6.1m in depth, with a slight mono-pitch roof form measuring 2.5m to the eaves and 2.9m to the highest point. To the north-eastern front and south-eastern side elevation of the development a set of timber double doors would be incorporated whilst 1no. window would be featured to the south-western rear elevation. The external elevations of the proposed development would comprise of timber boarding and profiled roof sheeting to match the existing storage building.  |
| **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 applicant holds approximately 5 hectares of agricultural land, and the proposal consists of an extension to an existing agricultural building which would be utilised for securing machinery and tools that have been purchased to manage the land. As such, the proposed development would comply with Policy DMG2 and is therefore acceptable in principle subject to an assessment of the material planning considerations. The proposal site is also located within the Forest of Bowland Area of Outstanding Natural Beauty (National Landscape) and therefore consideration will also be given towards the impact of the proposed development upon the visual amenity of the surrounding landscape.  |
| **Impact upon Listed Building(s) and Setting (Where Applicable):**The neighbouring property of Fields Farm is a Grade II Listed Building. This dwellinghouse is situated over 50m to the north-east of the proposed development and would be separated by the application property itself. Whilst the proposal would be visible when viewing the cluster of buildings, it is not considered that the proposed extension to an existing agricultural building in a rural setting would detract from the significance of the Listed Building or have a harmful impact upon its setting.  |
| **Impact Upon Residential Amenity:**The nearest residential property is Fields Farm, situated over 50m from the proposed development. Given this separation distance, it is not considered that the proposal would result in any undue harm upon the existing amenities of any nearby residents.  |
| **Visual Amenity/External Appearance:**The application site lies within the Forest of Bowland Area of Outstanding Natural Beauty (National Landscape). 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 relatively modest footprint of 28 square metres and height of 2.9m and would be set over 330m, from the main highway of Back Lane. As such, it is not considered that the proposed addition would appear an incongruous or over dominant addition to the application site or surrounding landscape. The proposal would also visually integrate with the existing agricultural building to which it would adjoin, incorporating matching materials including timber boarding and profiled roof sheeting. Accordingly, 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 in regard to the proposed development; 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 relation to highway safety and parking. |
| **Landscape/Ecology:**No ecological constraints were identified in relation to the proposal.  |
| **Observations/Consideration of Matters Raised/Conclusion:**As such, for the above reasons and having regard to all material considerations and matters raised, the application is recommended for approval. |
| **RECOMMENDATION**: | That planning consent be granted subject to the imposition of conditions. |