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| **Report to be read in conjunction with the Decision Notice.** | | | | | | | | | | | | | | |
| **Signed:** | **Officer:** | **LW** | | | | **Date:** | | **15/04/24** | | **Manager:** | | **LH** | **Date:** | **16/4/24** |
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| **Application Ref:** | | | | 3/2024/0099 | | | | | | |  | | | |
| **Date Inspected:** | | | | 09/04/24 | | | **Site Notice:** | | 12/03/24 | |
| **Officer:** | | | | LW | | | | | | |
| **DELEGATED ITEM FILE REPORT:** | | | | | | | | | | | **APPROVAL** | | | |
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| **Development Description:** | | | | | Proposed erection of agricultural workshop and machinery/implement storage building. Resubmission of 3/2023/0542. | | | | | | | | | |
| **Site Address/Location:** | | | | | Yew Tree Farm, Chipping Road, Chaigley BB7 3LX | | | | | | | | | |
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| **CONSULTATIONS:** | | | | | **Parish/Town Council** | | | | | | | | | |
| A consultation response from ABC Parish Council was received 15th March 2024 stating that the Parish Council support the application which is for an industrial buildings on a working farm and essential for the maintenance and security of farm equipment. | | | | | | | | | | | | | | |
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| **CONSULTATIONS:** | | | | | **Highways/Water Authority/Other Bodies** | | | | | | | | | |
| **LCC Highways:** | | | | | N/A | | | | | | | | | |
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| **CONSULTATIONS:** | | | | | **Additional Representations.** | | | | | | | | | |
| A committee call-in request was received from Councillor Alcock in the event that officers are minded to refuse the application stating that this is identical to a nearby building and cannot be seen by anyone outside the property. | | | | | | | | | | | | | | |
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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  Key Statement EC1: Business and Employment Development  Policy DMG1: General Considerations  Policy DMG2: Strategic Considerations  Policy DME2: Landscape & Townscape Protection  National Planning Policy Framework (NPPF) | | | | | | | | | | | | | | |
| **Relevant Planning History:**  3/2023/0542: Proposed erection of agricultural workshop and machinery/ implement storage building (Refused).  3/2015/0681: Erection of milking parlour and dairy building (Approved).  3/2012/0894: Phase 2 of the two-phase application for a new covered manure store (Approved).  3/2012/0893: Phase 1 of a two-phase new covered manure store (Approved). | | | | | | | | | | | | | | |
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| **ASSESSMENT OF PROPOSED DEVELOPMENT:** | | | | | | | | | | | | | | |
| **Site Description and Surrounding Area:**  The site is comprised of an agricultural complex at Yew Tree Farm, inclusive of a number of mixed agricultural buildings accessed off Chipping Road. The site lies within Chaigley, and the surrounding area is predominantly rural in nature. | | | | | | | | | | | | | | |
| **Proposed Development for which consent is sought:**  Consent is sought for the construction of an agricultural storage building to be utilised as a workshop and machinery/ implement store.  The proposed building would have a width and depth of 42.7m and 10.7m respectively and incorporate a pitched roof form measuring 4.8m to the eaves and 7.1m to the ridge. To the front (south-easterly) elevation of the building, 3no. uPVC windows would be included, along with 2no. roller shutter doors and 2no. open fronted bays.  In regard to materiality, the proposal would be constructed from stone coloured concrete block to the lower elevations and timber boarding to the higher elevations. Slate blue box profile cladding would be featured to the roof. | | | | | | | | | | | | | | |
| **Principle of Development:**  The principle of development is required to be secured against Key Statement EC1 and Policy DMG2 of the Ribble Valley Core Strategy. EC1 states that developments that contribute to the strengthening of the wider rural economies will be supported in principle, with DMG2 stating that development outside the defined settlement areas must meet one of a number of considerations; the relevant one in this case being *‘the development is needed for the purposes of forestry or agriculture’.*  In this sense, the proposal seeks to strengthen the operation of an existing agricultural enterprise through providing a building to allow both open and enclosed/secure storage for machinery and implements as well as a workshop to aid in the efficient operation of the complex. Furthermore, following assessment of the information submitted it is evident that the applicant operates a significant agricultural enterprise.  As such, the proposal is considered to comply with EC1 and DMG2 and is therefore acceptable in principle subject to an assessment of the material planning considerations. | | | | | | | | | | | | | | |
| **Impact Upon Residential Amenity:**  The proposal relates to the provision of an additional agricultural building amidst a number of existing sizeable agricultural buildings, on an agricultural holding. The nearest dwelling is the associated farmhouse which is occupied by the applicant/farmer – the closest dwelling aside from this is some 400m 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 existing amenity of any nearby residents. | | | | | | | | | | | | | | |
| **Visual Amenity/External Appearance:**  Paragraph 135 of the NPPF states:  ‘*Planning policies and decisions should ensure that developments are sympathetic to local character and history, including the surrounding built environment and landscape setting’.*  In addition, Policy DMG1 of the Ribble Valley 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.’*  The application site also lies within the National Landscape (formerly known as the Forest of Bowland Area of Outstanding Natural Beauty). With regards to development in the National Landscape, Key Statement EN2 of the 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.’*  Planning consent for the proposed development was previously refused under application ref: 3/2023/0542 on visual amenity grounds, due to the buildings overtly industrial elevational features.  Following this, the previously proposed windows to the rear of the building have been removed from the scheme and the slate blue box cladding to the higher elevations have been replaced with timber boarding. Whilst 3no. windows and 2no. large roller shutter doors are still proposed to the front of the building, this elevation would not be visible from outside of the site itself, being located a considerable distance from any nearby public footpaths and screened from view by the existing agricultural buildings upon approach to the site. The proposed materiality would also not be dissimilar to the external facing materials of the existing structures on site. On balance, the amendments proposed as part of this application are therefore considered sufficient to address the design concerns outlined in relation to the previous application. As such, it is not anticipated that the development would result in any significantly detrimental harm upon the visual amenities of the immediate or wider landscape that would warrant the refusal to grant planning permission in this particular instance. | | | | | | | | | | | | | | |
| **Highways and Parking:**  Lancashire County Council Highways have not been consulted in respect of the proposed development; however, the proposal does not include any alterations to the existing access, nor would it involve any changes to the existing parking provision at the site. As such, it is not anticipated that the proposed development would result in any undue impact upon highway safety or parking. | | | | | | | | | | | | | | |
| **Landscape/Ecology:**  No ecological constraints have been identified in relation to the proposed development. | | | | | | | | | | | | | | |
| **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. | | | | | | | | | | | |