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| **Report to be read in conjunction with the Decision Notice.** | | | | | | | | | | | | | | |
| **Signed:** | **Officer:** | **KH** | | | | **Date:** | | **29/10/24** | | **Manager:** | | **LH** | **Date:** | **31/10/24** |
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| **Application Ref:** | | | | 2024/0591 | | | | | | |  | | | |
| **Date Inspected:** | | | | 14/08/24 | | | **Site Notice:** | | 04/09/24 | |
| **Officer:** | | | | KH | | | | | | |
| **DELEGATED ITEM FILE REPORT:** | | | | | | | | | | | **APPROVAL** | | | |
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| **Development Description:** | | | | | Regularisation of construction of two timber classroom buildings and a building for toilets and storage. | | | | | | | | | |
| **Site Address/Location:** | | | | | Hawkshaw Farm Clayton Le Dale BB2 7JA | | | | | | | | | |
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| **CONSULTATIONS:** | | | | | **Parish/Town Council** | | | | | | | | | |
| None. | | | | | | | | | | | | | | |
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| **CONSULTATIONS:** | | | | | **Highways/Water Authority/Other Bodies** | | | | | | | | | |
| **LCC Highways:** | | | | |  | | | | | | | | | |
| No objection. | | | | | | | | | | | | | | |
| **CONSULTATIONS:** | | | | | **Additional Representations.** | | | | | | | | | |
| None. | | | | | | | | | | | | | | |
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| **RELEVANT POLICIES AND SITE PLANNING HISTORY:** | | | | | | | | | | | | | | |
| **Ribble Valley Core Strategy:**  Key Statement DS1 – Development Strategy  Key Statement DS2 – Sustainable Development  Policy DMG1 – General Considerations  Policy DMG2 – Strategic Considerations  Policy DMG3 – Transport & Mobility  National Planning Policy Framework (NPPF) | | | | | | | | | | | | | | |
| **Relevant Planning History:**  2024/0482 – Regularisation of change of use of land for additional animal enclosures and play areas associated with the farm park – Pending.  2024/0112 – Erection of new agricultural storage building (pursuant to variation of condition 2 (approved plans) of planning permission 3/2022/0084 to allow the building to be built in a different location). Approved.  2022/1093– Proposed erection of one new dwelling for agriculture with package treatment plant –  Approved with conditions.  2022/0084 – Erection of new agricultural storage building. Approved.  2020/0672 – Variation of condition 4 (Play Barn Opening Hours) from planning permission 3/2020/0017 to allow opening hours to be changed to 8.00am to 9.00pm Monday to Saturday and 9.00am to 5.30pm on Sundays. Approved.  2020/0655 – Variation of condition 2 of planning permission 3/2014/1094 to allow opening hours to be changed to 8.00am to 9.00pm Monday to Saturday and 9.00am to 5.30pm on Sundays. Approved.  2020/0017 – Construction of a play barn/activity centre. Approved.  2018/1134 – To create an additional farm workers dwelling- Approved with conditions.  2018/0575 - Change of use of part of field to create tipi wedding venue to be used for half of each year. Approved with Conditions.  2017/0323 - Retention of unauthorised change of use of an agricultural building and storage containers for the operation of Scare Kingdom. Approved.  3/2016/0317 - To erect a replacement livestock building and adjacent machinery store. Approved.  3/2015/0536 - Erection of a new storage building adjacent to the ice cream production buildings. Approved.  2014/1094 - Retrospective application for a visitor centre, comprising a car park, five livestock shelters, one storage building, one polytunnel and one children’s play area. Approved.  2014/1092 - Retrospective application for change of use of an agricultural storage building to Scare Kingdom visitor attraction, retention of temporary storage container building and car parking. Approved.  3/2014/0939 - Steel framed portal building 24m wide 28m long 5.9m to eaves and 7.5m to ridge for livestock within the existing farmyard. Withdrawn.  3/2013/0117 - Portal steel frame storage building. Permission Not Required.    2009/0926 - Creation of a small light manufacturing unit and associated storage area for timber screen business located on what was agricultural land. Approved.  2006/0149 - Construction of farm shop and associated facilities including educational rooms and parking, and alterations to access. Re-submission. Approved. | | | | | | | | | | | | | | |
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| **ASSESSMENT OF PROPOSED DEVELOPMENT:** | | | | | | | | | | | | | | |
| **Site Description and Surrounding Area:**  Hawkshaw Farm, Longsight Road, Clayton le Dale. Hawkshaw Farm is 35.5 ha dairy farm owned by the  applicant and his family which is farmed as part of the business.  In addition to the commercial farm business the site also operates a Farm Park for paying visitors.  Hawkshaw Farm is located on Longsight Road (A59). There is a farmhouse and a range of traditional and  modern farm buildings providing cattle housing, silage clamps, general storage and manure storage.  The farm business has diversified further with the introduction of wedding and themed events taking  place at the farm.  The structures the subject of this application have been erected and used for a separate enterprise related to Adam’s Activity Ark, a Community Interest Company which seeks to provide activities in a supported learning environment for adults with a range of disabilities and special needs. | | | | | | | | | | | | | | |
| **Proposed Development for which consent is sought:**  This retrospective application seeks to retain three buildings, two timber structures used as classrooms for activities and mealtimes and a steel frame monopitch building which provides accessible toilets and storage for the sole use of Adam’s Activity Ark and its attendees.  Access to the site and parking for attendees is via the main farm access and utilises the existing car park.  The timber classrooms provide facilities for cookery/baking, woodwork and crafting with space for dining and refreshments.  There are currently twenty attendees with some users joining sessions more than once for week between 9am and 4pm from Tuesday to Friday with four staff and one volunteer supporting clients. The attendees undertake animal care tasks and horticultural activities such as sowing seeds, pricking out plants and harvesting small crops.  The two classroom buildings measure 7.3m x 6.1m x 2.5 to eaves (3/3.5m to pitch) and 7.3m x 4.8m with the toilet and storage building measuring 18.6m x 4.9m x 3.7m maximum to eaves (4.3m to pitch).  The classrooms are timber with a flat roof whilst the storage/toilet building a mixture of concrete panels and timber with green coated steel sheets to the roof. | | | | | | | | | | | | | | |
| **Principle of Development:**  The application site lies in the open countryside along the A59 corridor. Policy DMG2 of the Ribble Valley Core Strategy restricts development outside of settlements to the following:  1. The development should be essential to the local economy or social well-being of the area;  2. The development is needed for the purposes of forestry or agriculture;  3. The development is for local needs housing which meets an identified need and is secured as such;  4. The development is for small scale tourism or recreational developments appropriate to a rural area;  5. The development is for small scale uses appropriate to a rural area where a local need or benefit can be demonstrated;  6. The development is compatible with the enterprise zone designation.  In the wider site context this could be considered a small scale development and this particular use would appear to work well being sited next to the associated farming activities on the site for the centre users to participate in tasks such as animal care and horticulture. Furthermore the site is in a sustainable location in terms of vehicular access and public transport options. On balance the scheme is not considered to conflict with policy however this is down to the nature of business and activities offered by the particular applicant as such restrictive conditions limiting the permission for this specific community use only would be appropriate. | | | | | | | | | | | | | | |
| **Impact Upon Residential Amenity:**  The buildings to be retained are located on an existing farming enterprise with the nearest neighbour’s family members who are/have been associated with the farming activities on the site. There would not be any undue impact on any residential property due to the rural location and the extent of the holding. | | | | | | | | | | | | | | |
| **Visual Amenity/External Appearance:**  The proposed development is located in the open countryside. Policy DMG2 of the Core Strategy requires development to be in keeping with the character of the landscape, reflecting local distinctiveness, vernacular style, scale, style, features and building materials. Policy DMG1 places particular emphasis on the visual appearance on new development and the relationship to surroundings, including impact on landscape character.  The application site is located adjacent to the primary strategic route in the borough. The A59 corridor is well-settled and within the locality of the application site are a number of buildings including residential and commercial properties, Fairfield Business Park and the farm complex at Hawkshaw Farm itself. As such, the landscape is not especially sensitive to new built development subject to it being of a scale and style that respects the area.  With the limited scale and type of buildings constructed this development would not be overly visible in public viewpoints and subject to a restrictive condition requiring them for this specific community use only, and to be removed once this use has ceased, would be acceptable. | | | | | | | | | | | | | | |
| **Highways and Parking:**  LCC Highways have not raised any concerns relating to highway safety. The buildings would use the existing access track that serves the Hawkshaw Farm and its associated visitor attractions. The activity centre restricts attendance to 12 attendees with 3 staff/volunteers present at any one time, albeit this could not be controlled through condition. | | | | | | | | | | | | | | |
| **Drainage:**  A foul water treatment plant has been installed in the form of a Klargester Bio 4 plant suitable for 12 persons. This is acceptable. | | | | | | | | | | | | | | |
| **Landscape/Ecology:**  No negative impact on ecology is likely to arise from the proposed scheme. Being retrospective development there is no requirement for the mandatory Biodiversity Net Gain. | | | | | | | | | | | | | | |
| **Observations/Consideration of Matters Raised/Conclusion:**  Having regard to the above, it is considered that the retention of the buildings for this specific use only would be acceptable subject to an appropriate condition which restricts the use of these buildings to Adam’s Activity Ark CIC only, and for these to be removed once this use has ceased.  Accordingly, it is recommended that the application be approved subject to appropriate conditions. | | | | | | | | | | | | | | |
| **RECOMMENDATION**: | | |  | | | | | | | | | | | |
| That planning consent be granted subject to the imposition of appropriate conditions. | | | | | | | | | | | | | | |