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| **Report to be read in conjunction with the Decision Notice.** | | | | | | | | | | | | | | |
| **Signed:** | **Officer:** | **MC** | | | | **Date:** | | **19/12/2024** | | **Manager:** | | **LH** | **Date:** | **19/12/24** |
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| **Application Ref:** | | | | 3/2024/0862 | | | | | | |  | | | |
| **Date Inspected:** | | | | 26/11/2024 | | | **Site Notice:** | | 26/11/2024 | |
| **Officer:** | | | | MC | | | | | | |
| **DELEGATED ITEM FILE REPORT:** | | | | | | | | | | | **APPROVAL** | | | |
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| **Development Description:** | | | | | Proposal to enclose existing storage facility with timber cladding above two existing stone clad lower walls and double pitched roof over. | | | | | | | | | |
| **Site Address/Location:** | | | | | Higher Parsonage Farm Parsonage Lane Chipping PR3 2NS | | | | | | | | | |
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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:** | | | | | The Local Highway Authority (LHA) originally requested further information be submitted in relation to visibility splays as they raised concerns that the proposal would fall within the visibility splay of the access which sits directly next to the proposal which would reduce the view of drivers leading the site.  The design was amended so that the barn is now partially open sided and further information provided in relation to visibility splays. The LHA have now removed their objection. | | | | | | | | | |
| **RVBC Countryside Officer:** | | | | | No comments received. | | | | | | | | | |
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| **CONSULTATIONS:** | | | | | **Additional Representations.** | | | | | | | | | |
| No additional representations 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 EN2: Landscape  Key Statement EN5: Heritage Assets  Key statement DMI2 Transport Considerations  Policy DMG1: General Considerations  Policy DMG2: Strategic Considerations  Policy DMG3: Transport & Mobility  Policy DME2: Landscape And Townscape Protection  Policy DME3: Protecting Heritage Assets  National Planning Policy Framework (NPPF) | | | | | | | | | | | | | | |
| **Relevant Planning History:**  **3/2022/0665**  Discharge of Conditions 5 (Lighting), 7 (Construction Method Statement), 9 (Construction Scheme), 13 (Surface Water Drainage Scheme) from planning permission 3/2022/0074.  Approved with Conditions  **3/2021/0880**  Proposed siting of two camping pods including new access and access road.  Refused  [**3/2012/0343**](https://webportal.ribblevalley.gov.uk/planningApplication/22899)  Proposed new covered agricultural manure store.  Approved with Conditions  **3/2011/0724**  Proposed roof over the existing sheep handling facilities.  Approved with Conditions | | | | | | | | | | | | | | |
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| **ASSESSMENT OF PROPOSED DEVELOPMENT:** | | | | | | | | | | | | | | |
| **Site Description and Surrounding Area:**  The application site comprises an area of land currently used as an agricultural storage pen located off Parsonage Lane within the Forest of Bowland National Landscape (formerly Area of Outstanding Natural Beauty), located approximately 2.4km to the south-west of Chipping (a Tier 2 Village). The surrounding area is predominantly rural with a number of agricultural buildings forming part of the agricultural holding, as well as a Grade II Listed Building (Parsonage Farmhouse) 46m to the south-east of the application site and Grade II\* (Old Vicarage) 79m to the north-east of the application site. The external materials of the surrounding buildings vary but include some stone-built barns which front the highway (as well as a stone-built wall) and timber clad agricultural buildings. | | | | | | | | | | | | | | |
| **Proposed Development for which consent is sought:**  The existing storage facility would be enclosed with a fibre cement roof. The building was originally proposed with fully enclosed timber boarded walls, however following consultation with the Local Highway Authority (LHA), the building has been amended to be partly open sided to enable greater visibility for farm vehicles exiting and entering the site from Parsonage Lane. The existing stone clad wall would be retained and the building would now be open sided to the south-east elevation and partly enclosed to the rear north-west elevation. The south-west elevation would be open sided above the existing steel lower-level wall/gates with the roof apex cladded in timber to help shield the building from rainwater. Lastly, the north-east elevation would be enclosed with timber space boarding. The building would cover the footprint of the existing storage facility and would therefore differ in depth and slightly in height, ranging from approximately 11.7 metres to 7.1 metres. In addition, the land levels slope down so the height of the building would range from 4.5 metres to the south-west elevation to 5.5 metres to the north-east elevation. | | | | | | | | | | | | | | |
| **Principle of Development:**  The site is not located within a defined settlement boundary and as such Policy DMG2 is of relevance.  Policy DMG2 states that within the tier 2 villages and outside the defined settlement areas development must meet a number of criteria. This includes, development that is needed for the purposes of forestry or agriculture.  The submitted Agricultural Statement indicates that the existing farming business comprises a herd of cattle (80), including in-calf heifers (40), bulling heifers and young-stock of various ages as well as supporting an expanding flock of sheep. The statement indicates that the existing storage facility has provided storage for many years but now new government guidance and grant schemes are encouraging the roofing over of existing stores. The reason being to exclude direct rainwater so that the capacity is maintained over more months of the year. Another reason is the benefit of reducing the impact of machinery operation and farm vehicle movement. Whilst the proposal would now be partially open to the front and side elevations, timber cladding has been added to the gables to help screen rainwater from the prevailing winds.  Given the presence of existing agricultural activities on the site and the need to enclose existing facilities, the development is considered to be reasonably necessary for the purposes of agriculture. | | | | | | | | | | | | | | |
| **Impact Upon Residential Amenity:**  Policy DMG1 of the Core Strategy requires all proposals for development to consider the effects of development upon existing amenities.  The closest residential property to the new enclosure would be ‘Ashcroft’ which is approximately 36 metres to the south-east of the application site. As such, it is not considered that there would be any loss of light or overbearing impact to warrant refusal of the scheme. In respect of loss of outlook, this would be natural when compared to existing, given the distance from the neighbouring properties. In addition, having regard to the extent of land owned and used within the surrounding area for farming purposes and the nature of the development, it is not considered that there would be any adverse impact by way of excessive noise or pollution. | | | | | | | | | | | | | | |
| **Visual Amenity/External Appearance:**  Key Statement EN2 of the Ribble Valley Core Strategy states that:  *‘The landscape and character of the Forest of Bowland Area of Outstanding Natural Beauty will be protected, conserved and enhanced. Any development will need to contribute to the conservation of the natural beauty of the area.*  *The landscape and character of those areas that contribute to the setting and character of the Forest of Bowland Areas of Outstanding Natural Beauty will be protected and conserved and wherever possible enhanced.*  *As a principle 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’.*  Policy DMG1 of the Ribble Valley Core Strategy states that development must ‘*not adversely affect the amenities of the surrounding area’* and ‘*consider the density, layout and relationship between buildings, which is of major importance’.*  Policy DMG2 also states that in the AONB *‘where possible new development should be accommodated through the re-use of existing buildings, which in most cases is more appropriate than new build. Development will be required to be in keeping with the character of the landscape and acknowledge the special qualities of the AONB by virtue of its size, design, use of material, landscaping and siting’.*  In addition, Policy DME2 states that development proposals will be refused which significantly harm important landscape or landscape features which includes traditional stone walls.  Paragraph 135 of the National Planning Policy Framework states that planning decisions should ensure that development:   1. *will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;* 2. *are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;* 3. *are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities)*   Whilst the proposed development would not re-use an existing building, it would re-use an existing open agricultural storage facility. The proposed barn would be located adjacent to the road and would therefore be highly visible from the public realm. The existing stone wall would be retained and the enclosure would be sited behind the wall. There are a number of stone and timber constructed buildings that are built close to the road edge which from part of the farmstead. As such, whilst the introduction of a barn in this location would contribute to the enclosure of this part of the street scene with built form, the precedent for structures being built close to the road has been established. The design has been amended so that the barn would have an open frontage. This would help to provide a sense of openness which would have a positive impact on the character of the street scene and the Forest of Bowland National Landscape when compared to the originally proposed scheme. The agent for the application has provided an updated drawing which shows the proposed barn in relation to the existing buildings behind. This shows that the proposed building would sit 1 metre below the ridge line of the existing barns behind. The agent has also provided a materials schedule showing timber cladding which will weather similar to existing buildings within the area.  On balance, given the presence of other existing buildings, being built up to the road, the amended scheme is considered to comply with Paragraph 135 (c) and 189 of the NPPF and Key Statement EN2 and Policies DMG1 and DMG2 of the Core Strategy, subject to the development being constructed in accordance with the external materials schedule dated 16th December 2024. | | | | | | | | | | | | | | |
| **Highways and Parking:**  Paragraph 115 of the National Planning Policy Framework states that *‘Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network, following mitigation, would be severe, taking into account all reasonable future scenarios’.*  With regards to parking, Policy DMG3 of the Ribble Valley Core Strategy states that:  *All development proposals will be required to provide adequate car parking and servicing space in line with currently approved standards.*  Policy DMG1 also states that development must:   1. *Consider the potential traffic and car parking implications.* 2. *Ensure safe access can be provided which is suitable to accommodate the scale and type of traffic likely to be generated.*   The Local Highway Authority originally raised concerns regarding the location of the proposed barn as they raised concerns that the proposal would fall within the visibility splay of the access which sits directly next to the proposal which would reduce the view of drivers leading the site. The design has been amended and further highway information provided in relation to visibility splays. The Local Highway Authority (LHA) have been re-consulted on the amended plans and note that the amendment has removed the close border fencing to south east elevation to retain the existing intervisibility between highway users and the agricultural vehicles using the existing site.  They also note that a previous application (3/2021/0880) undertaken by the applicant included a speed survey on Parsonage Lane where the results of the speed survey showed that the 85th percentile of traffic speed is 32mph. Therefore, the visibility splay provided by the applicant on the drawing titled R. Seed & Son, Higher Parsonage Farm – Site Plan Sightlines Plan 7 is considered to be acceptable by the LHA. The drawing shows that whilst the visibility splay does pass through the proposed development, the amendment for the southeast side to remain party open will allow vehicles to see through and observe highway users on the adopted highway as such the effect of the development on the operation of the local highway network would be negligible.  As such, the proposal is considered to accord with Policies DMG1 and DMG3 of the Ribble Valley Core Strategy and the proposal would not result in unacceptable impact on highway safety. | | | | | | | | | | | | | | |
| **Landscape/Ecology:**  The existing paddock does not contain any on-site habitat as it comprises a concrete floor. With regards to Biodiversity Net-Gain, the development is exempt from having to achieve the mandatory Biodiversity Net Gain requirement as it does not impact a priority habitat and impacts less than 25 square metres (5m by 5m) of on-site habitat and less than 5 metres of on-site linear habitats such as hedgerows. | | | | | | | | | | | | | | |
| **Heritage impacts:**  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’.*  In addition, Policy DME4 also states that:  *‘Alterations or extensions to listed buildings or buildings of local heritage interest, or development proposals on sites within their setting which cause harm to the significance of the heritage asset will not be supported’.*  The site is within the setting of two Listed Buildings identified earlier in this report. The submitted Planning Statement notes that the existing farmhouse lies to the south side of the road in its own setting of a separate yard area with domestic car parking and is separate by a mature hedgerow, grass paddock and stone wall. As such, the proposal cannot easily be viewed in conjunction with the farmhouse setting. With regards to ‘Old Vicarage’ there is a physical separation from the proposal by way of additional buildings ‘Old Vicarage Barn’ built under planning ref: 3/2000/0212. Again, the proposal wouldn’t be viewed in conjunction with the Listed Building and would have a clear separation from its curtilage. As such, the proposal is considered to have a neutral impact on the setting of the adjacent Grade II and Grade II\* Listed Buildings. | | | | | | | | | | | | | | |
| **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. | | | | | | | | | | | |