

Ribble Valley Borough Council

## DELEGATED ITEM FILE REPORT - APPROVAL

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Ref: CB/EL

**Application No:**

3/2014/0957/P

**Development Proposed:**

Roof cover over existing slurry store and extension of that slurry store at Wharf Farm, Talbot Street, Chipping PR3 2QE

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**CONSULTATIONS: Parish/Town Council**

Parish Council - No objections to this proposal.

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**CONSULTATIONS: Highway/Water Authority/Other Bodies**

Environment Agency - No objections subject to technical requirements.

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**CONSULTATIONS: Additional Representations.**

No representations have been received.

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**RELEVANT POLICIES:**

*Ribble Valley Core Strategy (Adopted Version)*

Key Statement EN2 – Landscape.

Policy DMG1 – General Considerations.

Policy DME1 – Protecting Trees and Woodlands.

Policy DME2 – Landscape and Townscape Protection.

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**COMMENTS/ENVIRONMENTAL/AONB/HUMAN RIGHTS ISSUES/RECOMMENDATION:**

Permission is sought to extend an existing slurry store and reroof over both the existing and proposed slurry store area at a dairy farm on the edge of the village of Chipping.

The dairy farm is located outside the village Conservation Area within the Area of Outstanding Natural Beauty. The existing slurry store is located adjacent to Green Lane/Talbot Street, on the edge of the village and is associated with Wharf Farm.

The existing slurry store tank and manure store combined has a distance of 25.65m and a depth at its widest of 13.7m. The existing slurry and manure store is bounded by a concrete block wall which is hardly visible from the roadside due to the presence of a roadside hedge. Permission is sought to increase the length by an additional 10m to make the slurry/ manure store approximately 35m long. The depth will remain as existing, at 13.7m at its' widest and 10.68m at its narrowest. The building would have an eaves height of 2.5m and a ridge height of 4.65m. The existing open top building runs along the edge of Green Lane and is hardly visible due to a boundary hedge existing along the roadside.

Following a site visit, the Local Planning Authority requested drawings of the proposed building to be shown in context with the adjacent substantial stone barn that fronts onto Talbot Street. This street scene drawing illustrates that when viewing the proposal from short/ mid/ and long term views from Green Lane heading towards the village, the proposed building, would not look unduly prominent when seen against the rest of the farmstead and would be substantially lower in height than the substantial stone barn that exists. Although the building will be directly adjacent to the roadside, given its low level height of 4.5m I do not consider that it will look visually prominent within the wider streetscene. This said, I am

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concerned that natural grey roofing sheets are proposed on this low level building in such close proximity to the main road would look visually prominent unnecessarily. The stone farmhouse and barn have traditional stone slate roofs, a lower agricultural building has slate blue coloured roofing sheets whereas the taller of the modern agricultural buildings all have natural grey colour roofing sheets. Whilst the agent has said the natural grey coloured roofing sheets compliment the sky, given the low level nature of the roof on the slurry store, I consider this will not be applicable here as the building will be seen against existing buildings. A darker roof colour will blend with the existing low level on site and will complement the timber hit and miss boarding on the existing buildings and the proposed building and be less reflective against sunlight/ daylight. The agent has agreed to use a darker roofing material and therefore a condition will be used to secure this.

The building will also be seen as part of the existing farm complex against buildings that are taller in height and more substantial in their form. This extension of the slurry store will result in the farm extending out into the open countryside by an additional 10m, however I do not consider that the elongation of this farm by such a small nature will cause significant environmental effects on the Area of Outstanding Natural Beauty.

An existing roadside hedge is present which shield the existing concrete panel/ block base walls from the main road. It is important that should this hedge die as a result of the proposed 10m extension, and the works needed to roof over the existing slurry store, that a replacement hedge be planted along the whole length. This is to ensure that the rural character of the AONB on the entrance to Chipping is not compromised by the addition of this building.

In terms of residential amenity, according to our Environmental Health section, there have been no complaints regarding odour from the existing open slurry store that exists. The roofing over of the existing slurry store and the proposed extension to that store, will lessen any odours that might escape from this slurry store by enclosing them undercover and thus there is likely to be a benefit to any existing residents in the locality.

With respect to the pollution of the local watercourses, the Environment Agency standing advice has been consulted and have no objections provided the applicant complies with the terms of The Water Resources (Control of Pollution) (Silage, Slurry and Agricultural Fuel Oil) (England) Regulations 2010 and The Code of Good Agricultural Practice (COGAP) for the protection of water, soil and air (produced by DEFRA). An advisory note will be placed on the decision notice making the applicant aware of this separate legislation.

For the above reasons, subject to conditions, I thus recommend that the application be approved.

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**RECOMMENDATION:** That conditional planning permission be granted.