

Report to be read in conjunction with the Decision Notice.

Signed:	Officer:		Date:		Manager:		Date:	
Site Notice displayed		Photos uploaded						

Application Ref:	3/2020/1068	 Ribble Valley Borough Council www.ribblevalley.gov.uk
Date Inspected:	18/01/2021	
Officer:	RB	
DELEGATED ITEM FILE REPORT:		Decision APPROVAL

Development Description:	Proposed erection of a steel portal frame over existing silage clamp
Site Address/Location:	Fishes and Peggy Hill Farm, Henthorn Road, Clitheroe, BB7 3BY

CONSULTATIONS:	Parish/Town Council
No comments received within Consultation Period	

CONSULTATIONS:	Highways/Water Authority/Other Bodies
N/A	

CONSULTATIONS:	Additional Representations.
No representations received within consultation period	

RELEVANT POLICIES AND SITE PLANNING HISTORY:

Ribble Valley Core Strategy:

DMG1: General Considerations
DMG2- Strategic Considerations

Relevant Planning History:

N/A

ASSESSMENT OF PROPOSED DEVELOPMENT:

Site Description and Location:

Fishes and Peggy Hill Farm is an established farmstead within the open countryside near Clitheroe. The surrounding area is predominantly agricultural in nature and the development site is located to the south of the farmyard and is accessed off an existing track.

Proposed Development for which consent is sought:

Consent is sought for the erection of a steel portal framed roof over the existing silage clamp on site. The roof will increase the height of the existing silage clamp walls by 1.83m taking the total height of the eaves to 5.9m. The roof will be pitched measuring 7.7m in total height.

Principle of development:

Policy DMG2 requires development outside of the defined settlement areas to meet one of six considerations. The development is to provide a roof over the existing silage clamp and is therefore considered to be needed for the purposes of agricultural. As such, in principle the development is acceptable.

Residential Amenity:

The proposed development is located within an established farmstead in a rural area, as such the proposed works would not result in any significant negative impact on the residential amenity of any neighbouring properties.

Visual Amenity:

The proposed development to create a covered silage clamp will be located on an existing and established farm and will be constructed using materials to match those required by modern agriculture. Within the open countryside Policy DMG2 requires that development proposals must protect, conserve and enhance the landscape and character of the open countryside. The proposed development will be viewed in association with the existing farmstead and it is considered that the development will not result in any significant negative visual impact.

Other Matters:

The development site is location within Flood Zone 2 and 3. As the development relates to the erection of a roof over an existing silage clamp it is not considered that the development would increase flood risk in the area.

Observations/Consideration of Matters Raised/Conclusion:

The proposed development will not result in any significant impact on the residential or visual amenity of the area. With all the above taken into consideration it is recommended accordingly.

RECOMMENDATION:

That planning consent be granted