


Report to be read in conjunction with the Decision Notice.

Signed:	Officer:	LE	Date:	08.03.21	Manager:		Date:	
Site Notice displayed	Y	Photos uploaded						

Application Ref:	3/2021/0055	 <p>Ribble Valley Borough Council www.ribblevalley.gov.uk</p>
Date Inspected:		
Officer:	LE	
DELEGATED ITEM FILE REPORT:		Decision APPROVE

Development Description:	Retrospective change of use from Storage and Distribution (B8) to Plant Nursery (Sui Generis)
Site Address/Location:	The Barn Shaw House Farm Clitheroe Road Whalley BB7 9AD

CONSULTATIONS:	Parish/Town Council
Noted the application but have made no comment.	

CONSULTATIONS:	Highways/Water Authority/Other Bodies
LCC Highways:	<p>With respect to this application we would not raise any objections to the application as it has been presented</p> <p>It is noted that the applicant's website states that they are unable to accept visitors to the site. Should the applicant wish to allow customer access in the future, we would require additional works to be carried out to the access road as a minimum requirement of any expansion.</p> <p>In order to control the visitor traffic to the site we would look for a condition to be added to the decision notice prohibiting the customer access to the Tree Nursery.</p>
CONSULTATIONS:	Additional Representations.
None	

RELEVANT POLICIES AND SITE PLANNING HISTORY:
<p>Ribble Valley Core Strategy: Policy DS1: Development Strategy Policy DS2: Sustainable Development Policy EC1: Business and Employment Development Policy DMG1: General Considerations Policy DMG2: Strategic Considerations Policy DMG3: Transport and Mobility Policy DMB1: Supporting Business Growth and The Local Economy Policy DMB2: The Conversion of Barns and Other Rural Buildings for Employment Uses</p>
<p>Relevant Planning History: 3/2018/0143- change of use from agricultural to B8 storage and distribution.</p>

ASSESSMENT OF PROPOSED DEVELOPMENT:

Site Description and Surrounding Area:

The application relates to former agricultural building located to the west of Clitheroe Road Barrow. The building forms part of a grouping of agricultural buildings associated with Shaw House Farm, being located at the northern extents of the complex. Vehicular access is provided off Clitheroe Road by an existing formally surfaced track serving the farm.

The site is bounded to the south by the A59 and by greenfield agricultural land to the north and east with the Clitheroe rail-line being located to the west. The site is located within the defined open countryside being located approximately 420m to the south-west of the defined settlement boundary of Barrow.

Three dwellings lie to the southern extents of the farm-building complex two of which are named Shaw House Farm with the other being named Paddock Bungalow.

It is noted that there was an application in 2017 for a change of use of another nearby site to a Christmas Tree Nursery.

Proposed Development for which consent is sought:

Planning permission was granted for the change of use of the building from agricultural to B8 in 2018. The building comprises 3 individual units and was divided as follows

- Building 01 - Storage of Plants
- Building 02 - Storage of Scaffolding
- Building 03 - Storage of small scale building materials

This application seeks consent for the retrospective change of use of building 1 to a plant nursery (sui generis)

Principle of Development:

The site lies outside the settlement boundary in open countryside and is not subject to any specific land use allocation. It is apparent that the current use has been in operation since 2018 but as it does not strictly fall within a B8 use retrospective planning permission is sought to regularise the situation. There is no objection to the change of use of the premises from storage of plants to plant nursery in principle subject to the material planning considerations below.

Residential Amenity:

The nature of the use in terms of impact on the local area is not dissimilar to the B8 use or the former agricultural use under which horticulture could fall. The main difference is that the plants are being cultivated and tended rather than just housed for storage and distribution so there may be slightly greater footfall into the building. The supporting information states that the use is for a plant nursery only and there is no access for members of the public. There are a few dwellings in the vicinity as well as the farm complex and existing B8 uses. It is not considered that this change of use has a disruptive impact on nearby dwellings taking into considerations the other activities in the immediate area.

Visual Amenity:

There are no external changes proposed to the building and as such it is not considered that there will be any impact on visual amenity.

Highways:

The highway authority has raised no objections to the proposal providing that there is no access to members of the public which could generate additional vehicle movements along a substandard access. The use proposed is sui generis and therefore any future changes of use (such as to retail) would require planning permission. Notwithstanding a condition will be imposed to ensure that there is no access to the site for customers in the interests of highway safety.

Observations/Consideration of Matters Raised/Conclusion:

For the reasons above it is recommended accordingly

RECOMMENDATION:

That planning consent is granted.