

Report to be read in conjunction with the Decision Notice.

Signed:	Officer:	BT	Date:	22/3/2021	Manager:		Date:	
Site Notice displayed	N/A	Photos uploaded	Y					

Application Ref:	3/2021/0088	 Ribble Valley Borough Council www.ribblevalley.gov.uk	
Date Inspected:	11/2/2021		
Officer:	BT		
DELEGATED ITEM FILE REPORT:		Decision	Approval

Development Description:	Proposed slated building with slurry storage underneath, to include 3 pens to rear cattle.
Site Address/Location:	Loftrans Farm, Loftrans Lane, Gisburn. BB

CONSULTATIONS:	Parish/Town Council
Paythorne and Newsholme Parish Council have no objections.	

CONSULTATIONS:	Highways/Water Authority/Other Bodies
None.	

CONSULTATIONS:	Additional Representations.
No representations have been received in respect of the application.	

RELEVANT POLICIES AND SITE PLANNING HISTORY:**Ribble Valley Core Strategy:**

Key Statement DS1 – Development Strategy
Key Statement DS2 – Presumption in Favour of Sustainable Development
Policy DMG1 – General Considerations
Policy DMG2 – Strategic Considerations
Policy DMH5 – Residential and Curtilage Extensions

NPPF**Relevant Planning History:**

No planning history relevant to the determination of the application.

ASSESSMENT OF PROPOSED DEVELOPMENT:**Site Description and Surrounding Area:**

The application relates to a farmstead on the outskirts of Gisburn. The site contains a residential cottage, barn and numerous agricultural buildings and fields. The proposal site is in an isolated area that is largely characterised by woodland, agricultural land and open countryside.

Proposed Development for which consent is sought:

Consent is sought for the construction of an agricultural building for the purposes of slurry storage and cattle rearing.

Principle of development:

The proposal site is currently in operation as a dairy and beef farm. The existing farmstead includes several agricultural buildings which include a barn, cattle shed, machinery shed and outdoor silage pit however the site does not currently contain any slurry storage facilities. As such, the applicant seeks planning permission for the construction of a slatted cattle building for slurry storage and beef rearing.

The proposal site lies outside of any defined settlement area. Policy DMG2 of the Ribble Valley Core Strategy states that proposals for development outside the defined settlement areas can be considered as justifiable if *'the development is needed for the purposes of forestry or agriculture'*.

The Environment Agency recently updated its position on the requirement for farmers to cover slurry stores which is as follows:

"The reason we require stores to be covered is to prevent ammonia being released to air. A cover can reduce ammonia emissions by up to 90% or more. Ammonia is damaging to wildlife, habitats and can react in the atmosphere to form particulate matter which is damaging to human health."

As such, the addition of a slatted cattle building would improve functionality at the proposal site through minimising the release of ammonia whilst providing a designated space for operations associated with cattle rearing. It is not considered that the installation of the proposed agricultural building would conflict with policy DMG2 and is therefore acceptable in principle subject to an assessment of the other material planning considerations.

Residential Amenity:

The proposed building will not form part of a residential dwelling nor does it contain any windows as part of its design therefore the proposed works will not have any undue impacts upon privacy.

The nearest properties to the proposed agricultural building are located approximately 200 metres away out of view of the proposal site within the Ribble Valley Country and Leisure Park at Paythorne therefore it is not considered that the proposed works will have any adverse impacts upon natural light or outlook for the neighbouring residents.

Visual Amenity:

The proposed agricultural building will measure 14 metres x 6 metres with a roof pitch height of 4 metres therefore the proposal will have some visual impact by virtue of its footprint however the proposed works will only be visible from within the curtilage of the farmstead which will significantly reduce its visual impact.

Moreover, the building will be positioned in a field directly adjacent to the site's outdoor silage enclosure which is of a similar external appearance and size to the proposed building therefore the proposal it is not considered that the proposed works would be an incongruous addition to the existing structures on site.

Furthermore, the proposal site does not lie within the AONB or Green Belt and as such it is not considered that the proposed works would have any detrimental impact upon the character or openness of the surrounding landscape.

Landscape/Ecology:

No ecological constraints were identified in relation to the proposal.

Highways:

Lancashire County Council Highways have not been consulted on the proposal however the proposal is associated with the existing use of the site and as such no increase in traffic or alterations to parking and access at the proposal site is anticipated.

Observations/Consideration of Matters Raised/Conclusion:

The proposal site is situated in an isolated location and as such it is not considered that the addition of the proposed building will have any significant impact upon residential or visual amenity. Moreover, the proposal accords with Policy DMG2 of the Ribble Valley Core Strategy in as much that the proposed works will improve agricultural functionality at the proposal site and drastically reduce any adverse environmental impacts.

It is for the above reasons and having regard to all material considerations and matters raised that the application is recommended for approval.

RECOMMENDATION:

That planning permission be granted.