

Report to be read in conjunction with the Decision Notice.

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| Application Ref: | 3/2021/0108 |  <p>Ribble Valley Borough Council www.ribblevalley.gov.uk</p> |
| Date Inspected: | 26/02/2021 | |
| Officer: | AB | |
| DELEGATED ITEM FILE REPORT: | | APPROVED |

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| Development Description: | Proposed extension of existing building to create a covered open storage area. |
| Site Address/Location: | Whalley Corn Mill Brook House Farm Mitton Road Whalley BB7 9PF |

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| CONSULTATIONS: | Parish/Town Council |
| None received. | |

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| CONSULTATIONS: | Highways/Water Authority/Other Bodies |
| LCC Highways: | |
| No objection. | |
| CONSULTATIONS: | Additional Representations. |
| No representations have been received. | |

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| RELEVANT POLICIES: |
| <p>Ribble Valley Core Strategy: Key Statement EN2 – Landscape Key Statement EC1 – Business and Employment Development Policy DMG1 – General Considerations Policy DMG2 – Strategic Considerations Policy DMB1 – Supporting Business Growth and the Local Economy</p> <p>National Planning Policy Framework</p> |
| RELEVANT PLANNING HISTORY: |
| <p>3/2002/0832 - Change of use of existing barn buildings to 8no. Dwellings and 3no. Holiday cottages. Erection of animal feed building and combined agricultural/livery building. New septic tank. Approved with conditions.</p> <p>3/2005/0742 - The development is a small extension 18sq.m. around the doorway to shelter access to the shop and also allow for additional meeting space for school children or walkers. Withdrawn.</p> <p>3/2006/0125 - New access/entrance to existing building to provide additional shelter and display space. Re-submission. Approved.</p> |
| ASSESSMENT OF PROPOSED DEVELOPMENT: |
| <p>Site Description and Surrounding Area: Whalley Corn Mills is a rural enterprise located on the east side of Mitton Road to the north of the settlement of Whalley. The building is one of a group of buildings comprising stables, residential dwellings and the application building which is a retail unit restricted to the sale of bulky pet and</p> |

animal feed only. The building is constructed from red brick at low level and green coloured profile metal sheeting above.

Proposed Development for which consent is sought:

This application seeks an extension to the existing building to create a new covered area to the front (east). The area would be used as a covered area for the storage and display of goods associated with the established business.

The extension would be open to the front and sides. The roof would be constructed in materials to match the main roof of the existing building. The existing front porch would be retained under the new covered area which would measure approximately 21.5m wide by 4.8m deep.

Observations/Consideration of Matters Raised/Conclusion:

Key Statement EC1 supports employment growth in the Borough and states that the expansion of existing businesses will, wherever appropriate, be considered favourably. The application site is located in the open countryside. In these areas development must meet one of the six considerations contained in the Core Strategy Policy DMG2. This includes development essential to the local economy. Policy DMB1 'Supporting Business Growth and the Local Economy' supports the expansion of established firms on land outside settlements provided they can be assimilated within the local landscape.

The existing building is a relatively modern structure and the proposed extension would respect its existing form and materials. The extension would be subservient in appearance and is located to the east of the building which faces into the site such that it is shielded from views by existing built form. As such, the proposed extension would not result in any visual harm.

Given its location there would generally be a requirement for the applicant to submit a sequential test. The sequential test guides main town centre uses towards town centre locations first, then, if no town centre locations are available, to edge of centre locations, and, if neither town centre locations nor edge of centre locations are available, to out of town centre locations, with preference for accessible sites which are well connected to the town centre. However, in this case the additional floorspace is required in conjunction with an established business which sells bulky seed and pet products – given the circumstances it is not considered necessary to require the submission of a sequential test.

The proposed development would create a modest increase in floor space when compared with the existing building. The main building is the subject of a planning condition restricting the open sale of retail goods to seed/pet products so as to avoid any adverse impact on the viability and vitality of local centres. As the extension is proposed for the open storage of retail goods it is considered that a similar restrictions be imposed to avoid unrestricted retail sales.

There is sufficient distance between the proposals and the nearest residential property to avoid any impact.

The County Highways surveyor has raised no highway safety concerns and the proposals would ensure the expansion and safeguarding of a local family business in accordance with Policies EC1 and DMB1 of the Core Strategy. Accordingly, it is recommended that the application be approved.

Conclusion:

Taking the above into account, it is recommended that the application be approved subject to conditions.

RECOMMENDATION:

That planning consent be granted

