

Report to be read in conjunction with the Decision Notice.

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

Application Ref:	3/2021/0117	 Ribble Valley Borough Council www.ribblevalley.gov.uk	
Date Inspected:	19/02/2021		
Officer:	AB		
DELEGATED ITEM FILE REPORT:		Decision	APPROVED

Development Description:	Proposed agricultural building.
Site Address/Location:	The Brows Farm Higher Road Longridge Preston PR3 2YX

CONSULTATIONS:	Highways/Water Authority/Other Bodies
Highways:	
No objection.	
CONSULTATIONS:	Parish/Town Council
None received.	

CONSULTATIONS:	Additional Representations.
No representations have been received.	

RELEVANT POLICIES AND SITE PLANNING HISTORY:

Ribble Valley Core Strategy:
 Key Statement EN2 – Landscape
 Key Statement EN5 -Heritage Assets
 Policy DMG1 – General Considerations
 Policy DMG2 – Strategic Considerations
 Policy DME4 – Protecting Heritage Assets

National Planning Policy Framework
National Planning Policy Guidance

Relevant Planning History:
 No relevant planning history.

ASSESSMENT PROPOSED DEVELOPMENT:

Site Description and Surrounding Area:

The application site lies in the Forest of Bowland AONB to the north west of the settlement of Longridge. The site lies close to an established group of buildings at The Brows Farm, comprising a farmhouse, now converted former agricultural buildings and agricultural buildings of modern construction. The complex of buildings are in different ownerships. The applicant resides at Dilworth Brow Farmhouse (now known as Brows Farm) which is a grade II listed building.

The application site forms part of an agricultural field to the north of Brows Farm. There is an existing building in the northernmost corner of the field which the applicant uses in conjunction with the small agricultural operation on 0.8 hectares of land where he keeps a flock of 10-12 sheep with lambs. The agricultural use of the site is both breeding and sale of lambs. The existing building is used as a workshop and machinery store.

Proposed Development for which consent is sought:

Consent is sought for the erection of a new building to the south-west of the existing to provide animal housing and feed store. The proposed building would have a footprint of 9.6m x 6.1m. It would have a mono-pitch roof to a height of 5.7m, would be open on the north side and would be faced with vertical timber boarding and cement fibre roof.

Principle of Development:

Outside the defined settlement areas development is required to meet one of six consideration contained within Core Strategy Policy DMG2. This includes development 'needed for the purposes of forestry or agriculture'. The applicant owns the land and adjacent farmhouse and requires a new livestock building due to a number of lambing losses last year arising from a lack of animal housing. The proposed building is designed for agriculture and seems commensurate with the proposed operation and therefore is acceptable in principle.

Observations/Consideration of Matters Raised/Conclusion:

The proposed building would be approximately 25-30 metres from the listed building. Being a listed farmhouse, it is not considered that the introduction of a new agricultural building at the site would prove harmful to the setting of the heritage asset subject to the use of appropriate materials.

In terms of its siting the proposed building would be adjacent to the existing storage building. As such, it would not result in sporadic development and would be experienced alongside existing built form. The site is located in the AONB where development is required to protect, conserve and enhance the areas scenic beauty. Following discussions with the applicant amendments have been made to reduce the buildings height, set it into the land and include a low-level concrete plinth all of which are considered to improve the originally submitted scheme.

The nearest residential property is the applicant's own home around 25-30m south of the proposed building. Further south are Hesed Barn and Brows Barn which are at a distance of 60m. It is noted that the applicant's property, Brows Farm, would be located between the proposed building and other noise sensitive uses. Taking into account the distance and relationship between uses, and considering the rural location where agricultural noises and smells are to be somewhat expected, it is not considered that the proposals would unduly impact on neighbours.

It is noted that there is a mature tree located in close proximity to the application site with branches overhanging the proposed site of the new building. The applicant has provided a plan to demonstrate that the building would be outside of the root protection zone.

Conclusion

Taking account of the above, it is considered that the proposed development would not cause undue harm to the visual amenities of the AONB. It is recommended that the application be approved subject to appropriate planning conditions including the requirement that the building is used only for agricultural purposes.

RECOMMENDATION:

That planning consent be granted.