

**Report to be read in conjunction with the Decision Notice.**

|                              |                 |                        |              |                 |                 |  |              |  |
|------------------------------|-----------------|------------------------|--------------|-----------------|-----------------|--|--------------|--|
| <b>Signed:</b>               | <b>Officer:</b> | <b>LE</b>              | <b>Date:</b> | <b>01.04.21</b> | <b>Manager:</b> |  | <b>Date:</b> |  |
| <b>Site Notice displayed</b> | <b>Y</b>        | <b>Photos uploaded</b> | <b>Y</b>     |                 |                 |  |              |  |

|                                    |             |                                                                                                                                                                                                                 |                |
|------------------------------------|-------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|
| <b>Application Ref:</b>            | 3/2021/0132 |  <div>Ribble Valley<br/>Borough Council</div> <div><a href="http://www.ribblevalley.gov.uk">www.ribblevalley.gov.uk</a></div> |                |
| <b>Date Inspected:</b>             | 22/03/21    |                                                                                                                                                                                                                 |                |
| <b>Officer:</b>                    | LE          |                                                                                                                                                                                                                 |                |
| <b>DELEGATED ITEM FILE REPORT:</b> |             | <b>Decision</b>                                                                                                                                                                                                 | <b>APPROVE</b> |

|                                 |                                                                                                                                     |
|---------------------------------|-------------------------------------------------------------------------------------------------------------------------------------|
| <b>Development Description:</b> | Retrospective application for 4 storage containers, secure perimeter fence and proposed timber fence to south east of hardstanding. |
| <b>Site Address/Location:</b>   | Trapp Forge Trapp Lane Simonstone Burnley BB12 7QW                                                                                  |

|                       |                            |
|-----------------------|----------------------------|
| <b>CONSULTATIONS:</b> | <b>Parish/Town Council</b> |
| No comments received  |                            |

|                       |                                              |
|-----------------------|----------------------------------------------|
| <b>CONSULTATIONS:</b> | <b>Highways/Water Authority/Other Bodies</b> |
| <b>LCC Highways:</b>  |                                              |
| N/A                   |                                              |

|                                                                                                                                                     |                                    |
|-----------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------|
| <b>CONSULTATIONS:</b>                                                                                                                               | <b>Additional Representations.</b> |
| One objection received<br>Noise<br>Loss of privacy<br>Safety concerns<br>Raising of land levels<br>The business is not compatible with a rural area |                                    |

**RELEVANT POLICIES AND SITE PLANNING HISTORY:**

**Ribble Valley Core Strategy:**  
**Policy DS1: Development Strategy**  
**Policy DS2: Sustainable Development**  
**Policy EN2: Landscape**  
**Policy EC1: Business and Employment Development**  
**Policy DMG1: General Considerations**  
**Policy DMG2: Strategic Considerations**  
**Policy DME2: Landscape and Townscape Protection**  
**Policy DMB1: Supporting Business Growth and The Local Economy**

**Relevant Planning History:**  
 None

**ASSESSMENT OF PROPOSED DEVELOPMENT:**

**Site Description and Surrounding Area:**

The site lies close to the junction of Whins Lane and Trapp Lane between the Higher Trapp hotel and a row of cottages facing Whins Lane. The land rises steeply behind the cottages and the site of the containers is elevated above both roads at the top of a tree covered embankment.

The site is in open countryside but not within the AONB.

**Proposed Development for which consent is sought:**

The application seeks consent for the retention of for 4 storage containers, secure perimeter fence and proposed timber fence to south east of hardstanding.

**Principle of Development:**

The application is by Castle Sheet Metal, operating from Trapp Forge. It is apparent that Trapp Forge is a long-established business operating since the 1960s. It appears to have grown in size over the years however the industrial use is established. Therefore, in principle development within the curtilage of the site is considered acceptable in principle, subject to an assessment of the material planning considerations.

**Residential Amenity:**

It is noted that concerns have been raised by a neighbour to the rear of the property with regards to the impact that the site in general has on their amenity and specific concerns relating to this development. It is alleged that the ground levels have been raised. However, the applicant states that the land has not been raised. There is no evidence available to confirm or deny this however there are a number of trees on the embankment which do not appear to have been subject to land levels being raised around them. The surrounding land is also quite overgrown which suggests that no recent work has occurred.

Furthermore Google Street view images dated June 2011 show that the same wooden fence is in situ although the application site is completely screened by trees on the available images.

The current situation on site is that there is a flat area of hardcore located off the car park. Four storage containers are sited on the land. This is surrounded by a security fence, beyond which the land slopes away on two sides. There is a 2 metre high close boarded fence beyond this to the rear of the cottages on Whins Lane and to the side adjoining Trapp Lane, the land slopes steeply down to towards the road. The area of hardstanding appears on LCC's OS mapping system.

The containers are approx. 11 metres from the site boundary, 5 metres from the security fence and 20 metres from the rear elevation of the cottages. When viewed from various vantage points on Whins Lane and Trapp Lane they are partially visible above the wooden fence but screened to some extent by the existing fences and trees as well as being green in colour. The land is undoubtedly higher than the cottages but it is apparent that this has always been the case to some degree given the surrounding topography and historic photographs.

In terms on impact on neighbours, given that the impact will diminish with distance and that the sloping land, trees and boundary fence some of which are within the cottages' own boundaries already overshadows windows, it is not considered that the containers have a material impact in terms of overshadowing and the new fence will not exacerbate this given the circumstances of the site described. Furthermore, the site lies to the direct North so the rear of these properties will not benefit from a great amount of natural light and the containers are unlikely to make this situation worse.

With regards to other amenity issues, the area has been a hardstanding in the past but it is accepted that the use may have intensified through the use of the containers. It is however the case that this site has a long standing industrial use and the applicant would be entitled to use this area regardless of whether the containers are in situ. The containers are for secure storage only for materials and equipment that cannot be accommodated within the main building. The applicant has stated verbally that they will not use the area outside normal working hours and that they currently ensure that vehicle movements and

noise from reversing vehicles does not occur at antisocial hours. They are aware that excessive noise may result in complaints to environmental health. It is felt that a condition to restrict hours of use would assist in preventing noise nuisance.

It should also be noted that the 2 metre high security fence would be likely to be permitted development as it does not adjoin a highway.

As such whilst the objector's points have been carefully considered it is not felt that the impacts of the proposal are such as to warrant a recommendation to refuse consent.

**Visual Amenity:**

The surrounding area is rural, however as aforementioned an industrial use at this site is well established. Therefore, certain visual impacts from functional equipment and buildings are to be expected. The containers are visible from various vantage points but are located within the curtilage and partially screened by trees, fences and topography. The fence and containers are also green to assist with them blending into the landscape and an additional screen fence is proposed which will obscure them more from public view. The applicant has agreed to clad the south facing elevation in timber to further soften its impact from Whins Lane. The side facing Trapp Lane cannot be clad as it contains the doors. It is not considered that the visual impact is harmful in this location.

**Highways:**

The proposal is ancillary to an existing use at the site and there are no envisaged highway safety implications.

**Observations/Consideration of Matters Raised/Conclusion:**

Whilst the concerns raised by near neighbours have been carefully considered, it is felt that subject to conditions the proposal is acceptable in terms of the material planning considerations and as such it is recommended accordingly

**RECOMMENDATION:**

The planning consent is granted.