


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

<b>Signed:</b>	<b>Officer:</b>		<b>Date:</b>		<b>Manager:</b>		<b>Date:</b>	
<b>Site Notice displayed</b>		<b>Photos uploaded</b>						

<b>Application Ref:</b>	3/2021/0232	 <b>Ribble Valley Borough Council</b> <a href="http://www.ribblevalley.gov.uk">www.ribblevalley.gov.uk</a>	
<b>Date Inspected:</b>	16/04/2021		
<b>Officer:</b>	AB		
<b>DELEGATED ITEM FILE REPORT:</b>		<b>Decision</b>	<b>APPROVED</b>

<b>Development Description:</b>	<b>Proposed agricultural building in the existing garden with access on agricultural land for the purpose of a hobby farm.</b>
<b>Site Address/Location:</b>	<b>1 White Carr Barn White Carr Lane Dilworth Bottoms Ribchester PR3 3ZB</b>

<b>CONSULTATIONS:</b>	<b>Highways/Water Authority/Other Bodies</b>
<b>Highways:</b>	
No objection.	
<b>CONSULTATIONS:</b>	<b>Parish/Town Council</b>
No objection.	

<b>CONSULTATIONS:</b>	<b>Additional Representations.</b>
None received.	

**RELEVANT POLICIES AND SITE PLANNING HISTORY:**

**Ribble Valley Core Strategy:**

Key Statement EN2 – Landscape  
Policy DMG1 – General Considerations  
Policy DMG2 – Strategic Considerations

**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 to the east of the settlement of Longridge in the open countryside. The site is located in a well-settled area of countryside land and is one of a cluster of properties accessed via White Carr Lane that previously formed White Carr Farm.

The application property is one of three created through the conversion of a former barn and comprises the northernmost part of the building. Associated gardens and detached garage are to the north and east. To the west is Cowley Brook.

The submitted application indicates that the applicant rents 4.3 hectares of land and intends to keep 15 sheep as part of a new 'hobby farm' enterprise.

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

The application seeks consent for the erection of an agricultural building for housing livestock, farm machinery and feed. The proposed building would measure 10m x 7.5m and would be 4.6 metres to the ridge with a dual-pitched roof. The building would have a blockwork lower plinth with Yorkshire boarding above. The proposed building would straddle the boundary between residential garden and open land to the north. The building would be north-facing with two doors on the north elevation.

A new concrete yard area would also be created to the north of the building.

**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 resides in the adjacent property but the land on which the proposed building would be constructed is in the ownership of the neighbour, 2 White Carr Barn.

The proposed building is designed for agriculture and seems commensurate with the proposed operation.

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

The proposed building would be adjacent to the residential plot of the applicant with the doors facing in the opposite direction towards agricultural land.

In terms of its siting the proposed building would be adjacent to existing buildings. As such, it would not result in sporadic development and would be experienced alongside existing built form.

The nearest residential property is the applicant's own home. Adjoining that to the south is 2 White Carr Barn owned by the applicant(s) parent who also owns the land on which the building would be built and the agricultural land beyond. Whilst there is no formal rental agreement for the land it is considered that the relationship between landowners would ensure that the applicant would have access to the land for agricultural purposes in the short to medium term and that the occupant of no.2 White Carr Barn would, in permitting a relative to construct a building and farm the land, be accepting of any associated noise and disturbance.

Notwithstanding that, this is a rural location and there are existing agricultural activities taking place in the immediate area. To a certain extent a level of noise and disturbance is to be expected. It is not considered that the proposals would unduly impact on other neighbours.

Conclusion

Taking account of the above, it is considered that the proposed development would not cause undue harm to the visual amenities of the countryside. 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.