

Report to be read in conjunction with the Decision Notice.

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

Application Ref:	3/2021/0340	 Ribble Valley Borough Council www.ribblevalley.gov.uk
Date Inspected:	17/05/21	
Officer:	RB	
DELEGATED ITEM FILE REPORT:		Decision APPROVAL

Development Description:	Proposed small scale anaerobic digester that uses slurry to generate renewable energy.
Site Address/Location:	Fishes and Peggy Hill Farm, Henthorn Road, Clitheroe, BB7 3BY

CONSULTATIONS:	Parish/Town Council
No comments received within Consultation Period	

CONSULTATIONS:	Highways/Water Authority/Other Bodies
N/A	
CONSULTATIONS:	Additional Representations.
No representations received within consultation period	

RELEVANT POLICIES AND SITE PLANNING HISTORY:

Ribble Valley Core Strategy:

DMG1: General Considerations
DMG2- Strategic Considerations

Relevant Planning History:

3/2020/1068-Proposed erection of a steel portal framed roof over existing silage clamp.- Approved with Conditions

ASSESSMENT OF PROPOSED DEVELOPMENT:

Site Description and Location:

Fishes and Peggy Hill Farm is an established farmstead within the open countryside near Clitheroe. The surrounding area is predominantly agricultural in nature and the development site is located to the south of the farmyard and is accessed off an existing track.

Proposed Development for which consent is sought:

Consent is sought for the erection of a small scale anaerobic digester adjacent to the existing slurry tank within the centre of the farmyard. The tank will measure 22.5m by 15m measuring 7.5m at the highest point.

Principle of development:

Policy DMG2 requires development outside of the defined settlement areas to meet one of six considerations. The development is to erect an anaerobic digester that uses slurry to generate renewable energy and is therefore considered to be required for the purposes of agricultural. As such, in principle the development is acceptable.

Residential Amenity:

The proposed development is located within an established farmstead in a rural area, as such the proposed works would not result in any significant negative impact on the residential amenity of any neighbouring properties.

Visual Amenity:

The proposed development to erect a anaerobic digester will be located on an existing and established farm and will be constructed in materials that are in keeping with the other agricultural buildingsa. Within the open countryside Policy DMG2 requires that development proposals must protect, conserve and enhance the landscape and character of the open countryside. The proposed development will be viewed in association with the existing farmstead and it is considered that the development will not result in any significant negative visual impact.

Observations/Consideration of Matters Raised/Conclusion:

The proposed development will not result in any significant impact on the residential or visual amenity of the area. With all the above taken into consideration it is recommended accordingly.

RECOMMENDATION:

That planning consent be granted