

Report to be read in conjunction with the Decision Notice.

Signed:	Officer:	LE	Date:	10.6.21	Manager:		Date:	
Site Notice displayed	Y	Photos uploaded	Y					

Application Ref:	3/2021/0379	 Ribble Valley Borough Council www.ribblevalley.gov.uk
Date Inspected:	5 th May 2021	
Officer:	LE	
DELEGATED ITEM FILE REPORT:		Decision APPROVE

Development Description:	Retention of unauthorised part agricultural/part amenity building.
Site Address/Location:	Beacon Cottage Commons Lane Balderstone BB2 7LN

CONSULTATIONS:	Parish/Town Council
No comments received	

CONSULTATIONS:	Highways/Water Authority/Other Bodies
LCC Highways:	
N/A	
CONSULTATIONS:	Additional Representations.
None received	

RELEVANT POLICIES AND SITE PLANNING HISTORY:

Ribble Valley Core Strategy:
Policy DS1: Development Strategy
Policy DS2: Sustainable Development
Policy DMG1: General Considerations
Policy DMG2: Strategic Considerations
Policy DME1: Protecting Trees and Woodlands
Policy DME2: Landscape and Townscape Protection

Relevant Planning History:

2017/0511 - Proposed replacement implement storage building/cart shed on land adj Beacon Cottage - APPROVED
2017/0016 - Erection of a two storey building to contain an implement store garage, open fronted workshop, tool store, wood store, cutting area and storage room. - WITHDRAWN

ASSESSMENT OF PROPOSED DEVELOPMENT:

Site Description and Surrounding Area:

Beacon Cottage is located in a fairly secluded position on Carr Lane which is a dead end narrow lane accessed via Commons Lane Balderstone which serves a few properties. It is understood that Beacon Cottage was formerly a holiday let but now in permanent residential accommodation. The applicant has is an agricultural holding (holding number 21/029/0089) of 0.7 acres adjacent to the dwelling in two parcels of land, either side of the road. The site of the application building is on a parcel of 0.1 acres. The

land is flat and low lying and the site is occupied by another small corrugated steel shed with the boundary to the road marked by a post and wire fence. The boundary to the other side of the road is marked by a hedgerow and there are also a number of trees dotted along the land at the sides of the road.

Proposed Development for which consent is sought:

The application seeks consent for the retention of an unauthorised building. The building's purpose is described as part agricultural part amenity. It is asymmetrical and measures 8x10 metres at its widest point 6 metres at its narrowest point and just over 4m high to the ridge. The building is located directly adjacent to the highway. It is a functional building constructed of corrugated steel and is currently grey although the submitted information states that the applicant would be willing to change the colour to green or brown.

Principle of Development:

The site lies within open countryside but is not within the AONB. Policy DMG2 seeks to direct development towards settlement boundaries except in a number of limited circumstances.

The supporting information with the application explains that the applicant has 1 goat, 1 sheep, 30 geese, 20 hens and 8 ducks.

This is a small-scale activity more akin to a hobby than a business enterprise as the produce from the animals is largely for the applicants own consumption with the excess sold. This proposal is for a mix of agricultural type and leisure activities associated with the enjoyment of the dwelling and small holding which are appropriate to rural area and as is considered to meet criteria 2 and 4 of this policy which are:

2. THE DEVELOPMENT IS NEEDED FOR THE PURPOSES OF FORESTRY OR AGRICULTURE.

4. THE DEVELOPMENT IS FOR SMALL SCALE TOURISM OR RECREATIONAL DEVELOPMENTS APPROPRIATE

Subject to the requirements of DMG1 and the other material planning considerations.

Residential Amenity:

The nearest dwelling to the site of the building is Pewter Cottage which is 65 metres away. As such is it not considered that the building would have a detrimental impact on residential amenity providing it is used for the purposes described.

Visual Amenity:

The building has some visual impact on the immediate surroundings being located directly adjacent to the road side. However, it is not visible in long distance views due to the low-lying land and screening from trees and hedges. It is also located on a narrow quiet lane which is not heavily used by traffic but is located adjacent to a close to a number of public footpaths.

The building is located on a hardstanding and grouped closely with other buildings typical of a rural area as well as the dwelling itself. The surrounding land within the holding already benefits from a number of small huts used to house animals etc. There is a farm to the East which also has a number of agricultural buildings and a dwelling to the South which appears to have stables and menage as well as a few other dwellings.

The covering letter explains that this building is required for secure storage of equipment used to tend the land and logs for a woodburning stove. The other existing buildings are used for housing animals and it is not unreasonable to wish to store valuable machinery securely in this remote location or logs in a covered area.

The applicant is willing to change the colour of the building to green or brown which will significantly reduce its impact and can be controlled with a condition.

As such the proposal is considered to accord with DMG1 and DMG2 in terms of visual impact.

Highways:

The proposal will not result in any additional vehicle movements and as such there are no envisaged highway safety implications.

Observations/Consideration of Matters Raised/Conclusion:

The building proposed is considered to be an acceptable form of development in this location as it is appropriate to a rural area and has limited visual impact outside the immediate surroundings, however the need for any further buildings which may be required in future would have to be carefully assessed with regard to the limited size of the small holding.

RECOMMENDATION:

To approve planning permission