

Report to be read in conjunction with the Decision Notice.								
Signed:	Officer:	BT	Date:	5/7/2021	Manager:		Date:	
Site Notice displayed	N/A	Photos uploaded	Y					

Application Ref:	3/2021/0520	 Ribble Valley Borough Council www.ribblevalley.gov.uk	
Date Inspected:	23/6/2021		
Officer:	BT		
DELEGATED ITEM FILE REPORT:		Decision	Approval

Development Description:	Proposed construction of a general purpose agricultural building.
Site Address/Location:	Cockleth House Farm, Harrop Gate, Grindleton. BB7 4PJ

CONSULTATIONS:	Parish/Town Council
Grindleton Parish Council have no objections.	

CONSULTATIONS:	Highways/Water Authority/Other Bodies
None.	
CONSULTATIONS:	Additional Representations.
No representations have been received in respect of the application.	

RELEVANT POLICIES AND SITE PLANNING HISTORY:
Ribble Valley Core Strategy: Key Statement DS1 – Development Strategy Key Statement DS2 – Presumption in Favour of Sustainable Development Key Statement EN2 - Landscape Policy DMG1 – General Considerations Policy DMG2 – Strategic Considerations NPPF
Relevant Planning History: No recent planning history relevant to the determination of the application.

ASSESSMENT OF PROPOSED DEVELOPMENT:
Site Description and Surrounding Area: The proposal site relates to a farmhouse property on the outskirts of Grindleton. The property is situated in an isolated area largely characterised by agricultural fields, farmsteads and other rural dwellings. The proposed agricultural building would be sited approximately 20 metres to the South-west of the main property.

Proposed Development for which consent is sought:

Consent is sought for the construction of an agricultural building for the purposes of housing at lambing time and the storage of fodder, animal feeds and machinery / equipment.

Principle of development:

The proposal site is currently in operation as a lambing farm. There are no agricultural buildings currently on site and concerns have been raised by the applicant with regards to instances of poaching and animal welfare. As such, the applicant seeks planning permission for the construction of a general purpose agricultural building for the purposes of animal housing, equipment storage and operational security.

The proposal site lies outside of any defined settlement area. Policy DMG2 of the Ribble Valley Core Strategy states that proposals for development outside the defined settlement areas can be considered as justifiable if *'the development is needed for the purposes of forestry or agriculture'*.

The proposed agricultural building would provide animal housing, equipment storage and security for the existing farming operation and as such could be considered as necessary for the purposes of agriculture. It is not considered that the proposed agricultural building would conflict with policy DMG2 and is therefore acceptable in principle subject to an assessment of the other material planning considerations.

Residential Amenity:

The proposed agricultural building would not be used as a residential dwelling nor does it contain any windows as part of its design therefore the proposal would not have any undue impacts upon privacy.

The closest property to the proposed site for the agricultural building is located approximately 260 metres away to the South-east therefore it is not considered that the proposal would have any adverse impacts upon natural light or outlook for nearby residents.

The proposed agricultural building would be used in connection with the lambing farm and it is not envisaged that there would be any additional noise and disturbance to any near neighbours over those normal activities associated with a working farm.

Visual Amenity/Landscape:

The proposal site lies within the Forest of Bowland Area of Outstanding Natural Beauty. With reference to development in Areas of Outstanding Natural Beauty, Key Statement EN2 of the Ribble Valley Core Strategy states that *'the Council will expect development to be in keeping with the character of the landscape, reflecting local distinctiveness, vernacular style, scale, style, features and building materials.'*

The proposal accords with the above statement in as much that it would incorporate natural stone, Yorkshire boarding and fibre cement roof sheeting as part of its design which would be in keeping with both the aesthetic of the rural properties and agricultural buildings in the surrounding area and the wider AONB landscape.

The proposal would introduce built form into the surrounding landscape and as such there would be some visual impact upon the visual character of the AONB however the proposed building would not be an isolated feature on the landscape in as much that it would be sited in close proximity to the main property which would significantly reduce its visual impact.

The proposed building would measure 13.7 metres x 11.0 metres with an eaves and roof pitch height of 3.6 metres and 5.2 metres respectively. Accordingly, the proposal would have some visual impact by virtue of

its footprint however the proposed building would be located in a remote area at considerable distance from the nearest properties and roads in the area and as such would maintain a low visual presence. Furthermore, the proposal's physical presence can be further justified in as much that there is a functional need for the proposed building for the purposes of agriculture.

Ecology:

No ecological constraints were identified in relation to the proposal.

Highways:

Lancashire County Council Highways have not been consulted on the proposal however the proposed building is associated with the existing use of the site and as such no increase in traffic or alterations to parking and access at the proposal site is anticipated.

Observations/Consideration of Matters Raised/Conclusion:

The proposal does not raise any concerns in relation to residential amenity and would not have any undue visual impact upon the surrounding area. Moreover, the proposal accords with Key Statement EN2 and Policy DMG2 of the Ribble Valley Core Strategy in as much that the agricultural building would integrate well with the existing rural landscape and improve agricultural functionality.

It is for the above reasons and having regard to all material considerations and matters raised that the application is recommended for approval.

RECOMMENDATION:

That planning permission be granted.