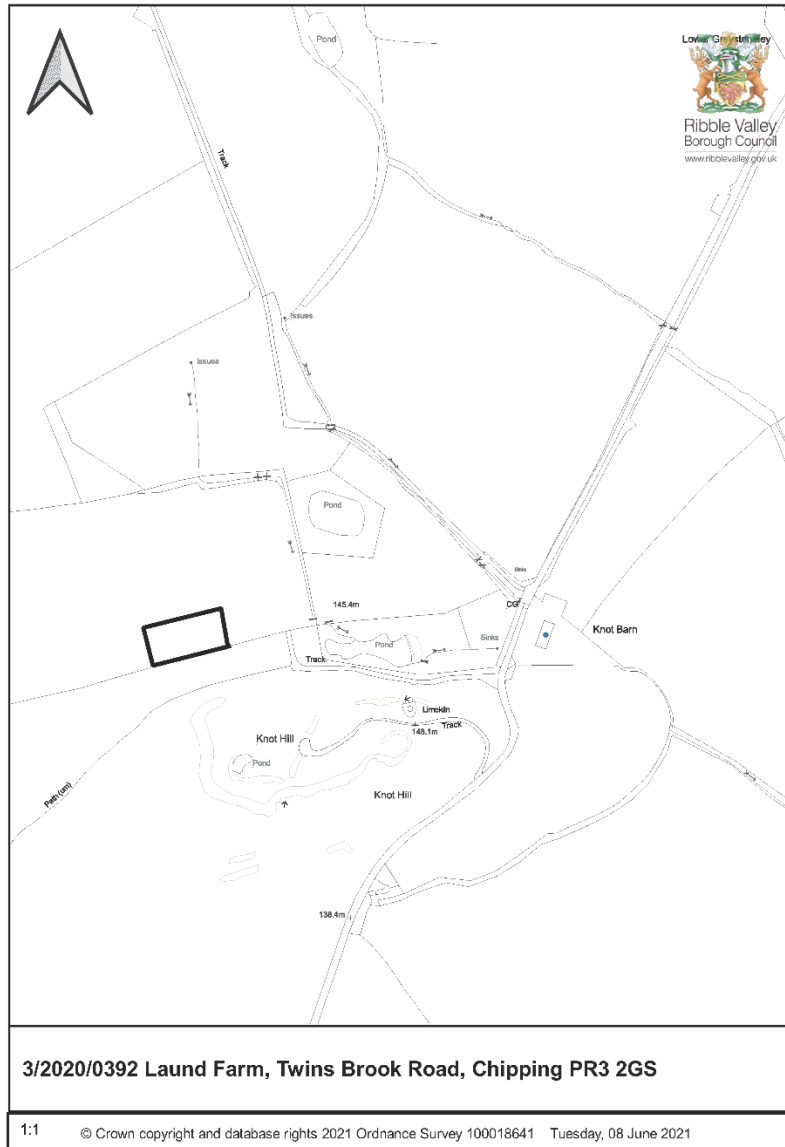


APPLICATION REF: 3/2020/0392

GRID REF: 362756 444674

DEVELOPMENT DESCRIPTION:

FARM BUILDING FOR THE STORAGE OF MANURE AND ANIMAL BEDDING (PHASE 2) AT LAUND FARM, TWINS BROOK ROAD, CHIPPING



CONSULTEE RESPONSES/ REPRESENTATIONS MADE:

PARISH COUNCIL:

No comments received.

LCC HIGHWAYS:

No objections.

ADDITIONAL REPRESENTATIONS:

None received.

1. Site Description and Surrounding Area

- 1.1 The application site lies in the Forest of Bowland AONB within Chipping. The site is located within the centre of the applicants agricultural holding and is accessed off a private track that only serves the land and a residential property known as Knot Barn. At present the site is an agricultural field void of any structures.
- 1.2 The total area of the holding owned by the applicant extends to 49 hectares with 140 hectares of rented land. The enterprise consists of 600 dairy sheep, 1200 ewes, 2470 other sheep, 50 beef cows and 45 other cattle.

2. Proposed Development for which consent is sought

- 2.1 Consent is sought for the erection of a new building for the storage of manure and animal bedding. The proposed building would have a footprint of 24.3m x 19m. It would have a pitched roof measuring 5.4m at the eaves and 8.1m at the ridge. The building would be open on the east side and would be faced with vertical timber boarding with concrete panels below on the other two sides (the building is proposed to be attached to the building proposed as part of application 3/2020/0393) with a grey cement fibre roof.
- 2.2 Consent was granted in 2002 for the erection of an agricultural building on the same site. This consent is an extant consent therefore although the area is void of any structures at present this building could be erected.

3. Relevant Planning History

3/2020/0393- Replacement of approved farm building design size with a new farm building design and addition of a concrete yard area in front Phase 1. Recommended for approval elsewhere on this agenda

3/2002/0099 proposed conversion of barn into agricultural worker's dwelling with septic tank and erection of agricultural sheep building- Approved with Conditions

4. Relevant Policies

Ribble Valley Core Strategy
Key Statement EN2 - Landscape
Key Statement DS1 – Development Strategy
Key Statement DS2 – Presumption in Favour of Sustainable Development
Policy DMG1 – General Considerations
Policy DMG2 – Strategic Considerations
National Planning Policy Framework (NPPF)

5. Assessment of Proposed Development

- 5.1 Principle of Development:

- 5.1.1 Outside the defined settlement areas development is required to meet one of six criteria contained within Core Strategy Policy DMG2. This includes development 'needed for the purposes of forestry or agriculture'. The applicant farms 189 acres of land that surrounding the site and the location of the new building is within the centre of the holding and it will allow time when the weather is wet for the manure to be transported from the buildings at Laund farm to the store along the roads and tracks already in place and when the weather permits the manure is applied to the fields reducing travel time between the main farm holding and these fields.
- 5.1.2 Members will note that this development is phase 2 of the proposed development. Phase 1 proposes the erection of a manure store with concrete pad and is considered elsewhere on this agenda. This phase of the development will see the building proposed within phase 1 extended. The development is phased because the applicant is proposing to replace a previously approved building with a larger scale building. Phase 1 would not benefit from a Natural England grant as permission has already been granted at the site. A separate building is proposed so that this structure can benefit from a grant from Natural England as it relates to a new building. Notwithstanding the above the applicant's agent has confirmed in a practical sense the separation of the two buildings allows one structure to be built before the other in the event that the second building is not required to be built at the same time.

5.2 Impact upon Residential Amenity:

- 5.2.1 The closest residential dwelling is known as Knot Barn and is 140m away from the development site. Taking into account the distance and relationship between uses and considering the rural location where agricultural noises and smells are to be somewhat expected, it is not considered that the proposals would unduly impact on neighbours.

5.3 Visual Amenity/External Appearance:

- 5.3.1 The site is in the AONB where development is required to protect, conserve and enhance the areas scenic beauty. The building will be attached to the building proposed as part of application ref 3/2020/0393 and both buildings will be the same height at 8m. This building will be used as a manure store and animal bedding.
- 5.3.2 It is proposed to be at a height of 8m as the building will be used as a manure store and the machinery used requires the building to be such height so that it can access the building and deposit manure inside easily. The remainder of the building will be used for the storage of animal bedding. The building is an extension of the phase 1 building. If constructed together the open fronted elevation will connect to the phase 1 building. If phase 2 is constructed on its own the east elevation of the building will be open fronted.
- 5.3.3 The building is in an area where farming activities already take place, and it would be expected for a building to be sited in this location especially as the site is accessed via exiting farm tracks. The proposed building materials are typical for agricultural buildings and therefore the building would not look out of place in this location when viewed from the nearest footpath.

6 Observations/Consideration of Matters Raised/Conclusion

- 6.1 Taking account of the above, it is considered that the proposed development would not cause undue harm to the visual amenities of the AONB. 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 the application be APPROVED subject to the imposition of the following condition(s):

Time

1. The development must be begun not later than the expiration of three years beginning with the date of this permission.

REASON: Required to be imposed by Section 51 of the Planning and Compulsory Purchase Act 2004.

Plan

2. Unless explicitly required by condition within this consent, the development hereby permitted shall be carried out in complete accordance with the proposals as detailed on drawings:

Proposed Plan and Elevations: Dwg no 482/204
Proposed Site Plan and Proposed Manure Store: Dwg no 482/205
Proposed Location Plan: Dwg no 482/206

REASON: For the avoidance of doubt and to clarify which plans are relevant to the consent.

Materials

- 3 The external facing materials, detailed on the approved plans, shall be used and no others substituted.

REASON: To ensure that the materials to be used are appropriate to the locality.

Use

4. The building hereby permitted shall be used for agricultural purposes only (as defined in Section 336(1) of the Town and Country Planning Act 1990).

REASON: To ensure that the building is used solely for agricultural purposes

BACKGROUND PAPERS

https://www.ribblevalley.gov.uk/site/scripts/planx_details.php?appNumber=3%2F2020%2F0392