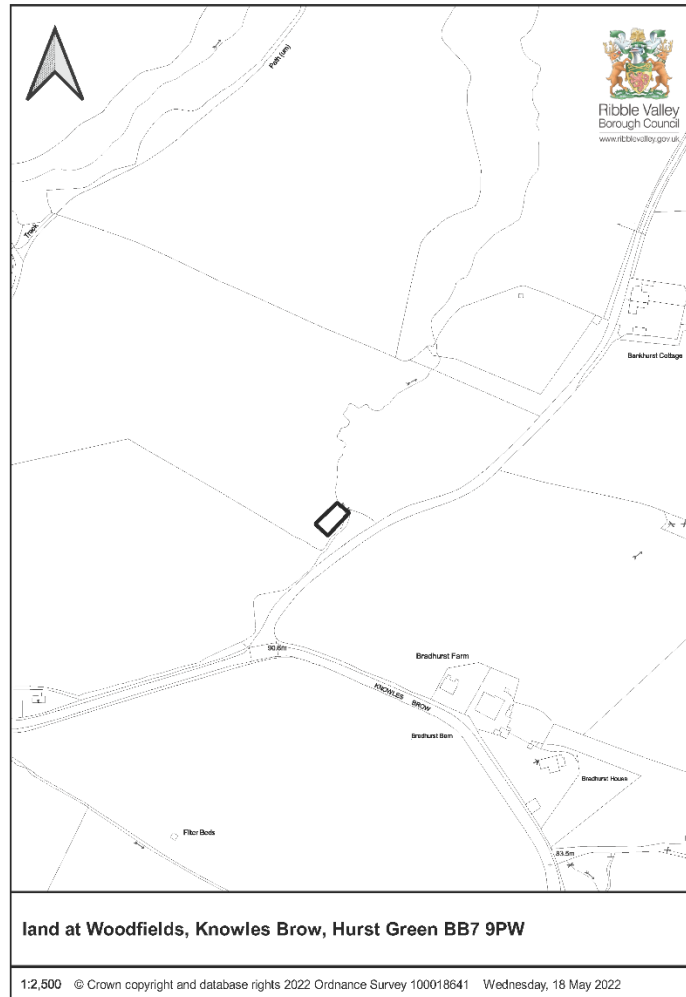


APPLICATION REF: 3/2022/0200

GRID REF: SD 369788 439302

DEVELOPMENT DESCRIPTION:

CONSTRUCTION OF A STEEL PORTAL FRAMED AGRICULTURAL BUILDING TO PROVIDE A SHEEP ISOLATION FACILITY; STORAGE AND ROOFING OVER LIVESTOCK GATHERING AREA AT LAND AT WOODFIELDS; KNOWLES BROW, HURST GREEN, BB7 9PW



CONSULTEE RESPONSES/ REPRESENTATIONS MADE:

LCC HIGHWAYS:

Discussed verbally and highways have no objections, the junction to Knowles Brow is wide with good visibility and even if there is a slight increase in vehicular movements this would not be detrimental to highway safety.

PARISH COUNCIL:

- The Parish Council object to the proposal for the following reasons:
- Do not consider the building is justified
- Impact on the landscape
- Residential development should not be permitted
- Works have been carried out without consent
- Damage to private road

ADDITIONAL REPRESENTATIONS:

11 representations have been received objecting to the application on the following grounds:

- Inadequate publicity and insufficient time to make comments
- Inaccurate address
- Applicant has not discussed plans with neighbours
- Impact on quality of life
- Visual impact
- Additional traffic and nuisance
- The proposal is not justified
- Works already been carried out
- Damage to private lane
- Impact on trees and watercourses
- Highway safety

A ward Councillor requested that the application be determined by the Planning Committee for the following reasons:

- It's significant due to scale
- It's significant due to impact on area
- Residents of nearby properties were not notified

However, this request fell outside the 14 day period after which the application appeared on the weekly list.

1. Site Description and Surrounding Area

- 1.1 The site is an agricultural field adjacent to the lane leading to Hodder Court off Knowles Brow. There is an existing hardstanding and gate into the field.

2. Proposed Development for which consent is sought

- 2.1 The application seeks consent for the construction of an agricultural building. The dimensions of the building are 18.4m length x 14.3m width and 4.3m to eaves and overall height of 6.4m. The plans indicate that it will be partially open sided with windbreak netting. The materials proposed are concrete panels with goosewing grey cladding to walls and roof.

3. **Relevant Planning History**

None relevant.

4. **Relevant Policies**

Ribble Valley Core Strategy

Policy DS1: Development Strategy

Policy DS2: Sustainable Development

Policy EN2: Landscape

Policy DMG1: General Considerations

Policy DMG2: Strategic Considerations

Policy DME1: Protecting Trees and Woodlands

Policy DME2: Landscape and Townscape Protection

Policy DMB1: Supporting Business Growth and The Local Economy

5. **Assessment of Proposed Development**

5.1 **Principle of Development:**

5.1.1 The site lies in open countryside and within the forest of Bowland AONB. New development in open countryside must meet at least one of a list of criteria set out in policy DMG2 one of which is;

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

The supporting information submitted with the application explains that the site is centrally located within the 98 acres of farmland occupied by the applicant and the applicant has a herd of 98 sheep at present. The field where the building is to be located is grazed by these sheep and the building will serve as a covered area to the existing hardstanding, provide an isolation facility for new animals and also a lockable storage area all which will allow for a more practical use of the land and reduction in the need to travel from other parts of the holding. As such it is considered that the proposal meets the criteria in DMG2.

5.1.2 The policy goes on to say that:

WITHIN THE OPEN COUNTRYSIDE DEVELOPMENT WILL BE REQUIRED TO BE IN KEEPING WITH THE CHARACTER OF THE LANDSCAPE AND ACKNOWLEDGE THE SPECIAL QUALITIES OF THE AREA BY VIRTUE OF ITS SIZE, DESIGN, USE OF MATERIALS, LANDSCAPING AND SITING.

and

IN PROTECTING THE DESIGNATED AREA OF OUTSTANDING NATURAL BEAUTY THE COUNCIL WILL HAVE REGARD TO THE ECONOMIC AND SOCIAL WELL BEING OF THE AREA. HOWEVER THE MOST IMPORTANT CONSIDERATION IN THE ASSESSMENT OF ANY DEVELOPMENT PROPOSALS WILL BE THE PROTECTION, CONSERVATION AND ENHANCEMENT OF THE LANDSCAPE AND CHARACTER OF THE AREA

AVOIDING WHERE POSSIBLE HABITAT FRAGMENTATION. WHERE POSSIBLE NEW DEVELOPMENT SHOULD BE ACCOMMODATED THROUGH THE RE-USE OF EXISTING BUILDINGS, WHICH IN MOST CASES IS MORE APPROPRIATE THAN NEW BUILD. DEVELOPMENT WILL BE REQUIRED TO BE IN KEEPING WITH THE CHARACTER OF THE LANDSCAPE AND ACKNOWLEDGE THE SPECIAL QUALITIES OF THE AONB BY VIRTUE OF ITS SIZE, DESIGN, USE OF MATERIAL, LANDSCAPING AND SITING.

The AONB is shaped by the interaction between people and the land and agricultural activities make an important contribution to the special character of the landscape. There are no existing buildings on the site that could be reused and it is accepted that modern farming practices require buildings of this type. The applicant has explained that to operate their business effectively that a building is required in this location. It has been sited in the corner of the field close to the lane and is of a functional appearance typical of agricultural buildings found in rural areas. Subject to the other material planning considerations and having special regard to the character of the landscape the proposal is acceptable in principle.

- 5.1.3 Policy DMB1 is generally supportive of the expansion of businesses subject to compatibility with the other local plan policies

5.2 Visual Impact / Landscape:

- 5.2.1 The building will be located in the corner of the field on an existing hardstanding. Its scale is not considered excessive for an agricultural building, and it will be partially enclosed and partially open sided. The materials proposed are concrete block work with steel cladding and netting to the open sections and it will be a goosewing grey colour. The land is fairly flat and there are trees to the field boundaries which will soften the impact.
- 5.2.2 It is noted that 3 trees have been removed from the site and the applicant states that these were in a dangerous condition, these are not protected by a tree preservation order, and it is considered that adequate tree cover remains in the vicinity.
- 5.2.3 The proposal will introduce built form into an area largely devoid of structures however it is considered to be needed for the purposes of agriculture and will not be out of place in a rural area. It will be sited close to field boundaries on an existing hardstanding on low lying land and as such it is considered that it will be assimilated into the landscape and will maintain the character of the AONB.
- 5.2.4 A condition will be imposed that the building may only be used for the purposes of agriculture and if it is to become redundant then it shall be removed from the site.

5.3 Impact upon Residential Amenity:

- 5.3.1 The nearest dwellings to the proposed building are Bankhurst and Bankhurst Cottage approx. 260m to the northeast; Bradhurst Farm approx. 130m southeast and Woodfields 225 metres southwest. Hodder Court lies over 600m to the northeast.

5.3.2 11 objections have been received and most relate to the use of the private lane by the applicant. Private rights are not a material planning consideration however residential amenity can include noise and disturbance, loss of privacy and overshadowing. Notwithstanding this the field is used for farming activities at present which is wholly appropriate to a rural area. Given the existing use of the land and the distance to neighbouring dwellings, it is not considered that the proposal would be of detriment to residential amenity.

5.4 Impact upon Highway Safety:

5.4.1 The applicant states that the siting of a building in this location will allow more efficient use of the land and reduce the numbers of trips which result from transporting animals and machinery from other parts of the holding. The site is served via Knowles Brow and is approx. 70 metres from this road whilst there is some potential for vehicles to meet on the lane it is likely that these would be able to see each other, there are passing places and vehicle speeds are likely to be slow. The lane is private but the junction to Knowles Brow is wide with good visibility. The applicant also states that they have been using this lane and the land in connection with farming activities since 1985. The building is connected with an existing use, and it is not considered that even if there were a slight increase in vehicular movements that it would result in conditions prejudicial to highway safety.

5.5 Ecology:

5.5.1 There are no identified ecological constraints, the building will be located on an existing hardstanding adjacent to semi improved agricultural land and there are no concerns raised with regard to impacts on protected species.

6. Observations/Consideration of Matters Raised/Conclusion

6.1 The material planning considerations are discussed in the appraisal and the development is assessed against these and the Council's core strategy policies. Comments relating to private rights of way and the description of the site location are noted but are not material planning considerations. The site location plan is considered to adequately depict the location of the proposed building, any disputes over ownership would be a private matter. Furthermore, the publicity of the proposed development is considered appropriate and proportionate to the scale of it, in accordance with the council's practices

6.2 Having had regard to the material planning considerations and the representations made by third parties the development is considered acceptable, and it is not considered that there are any planning reasons to warrant a refusal of consent.

RECOMMENDATION: That the application be APPROVED subject to conditions:

1. The permission shall relate to the development as shown on Plan Reference;

Location Plan
Proposed Plan – amended 17.5.2022

REASON: For the avoidance of doubt as amended plans have been received and to ensure that the development is carried out in accordance with the submitted plans.

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:

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

3. The materials to be used on the external surfaces of the development as indicated within the approved details shall be implemented in accordance with the approved details.

REASON: In order that the Local Planning Authority may ensure that the materials to be used are appropriate to the locality and respond positively to the inherent character of the area.

4. The building hereby approved shall be used for agricultural purposes only (as defined in Section 336(1) of the Town and Country Planning Act 1990); in conjunction with the remainder of the holding as identified in the supporting information submitted with the application.

For the avoidance of doubt, should the building at any time cease to be used for this purpose or cease to be part of the holding as defined within the submitted/approved information then the building shall be removed, and the site reinstated to its original condition in accordance with a methodology and timings to be agreed with the Local Planning Authority.

REASON: To define the scope of the permission hereby approved and to ensure that the building is used solely for agricultural purposes connected with the activities/functions associated with the existing holding.

BACKGROUND PAPERS

https://webportal.ribblevalley.gov.uk/site/scripts/planx_details.php?appNumber=3%2F2022%2F0200