

Application Number:	2022/0597	Application Type:	Full Planning Permission
Proposal:	Change of use from agricultural use to a mixed use of agriculture and domestic garaging/storage including the storage of light aircraft for personal use.	Location:	Cribden End Farm, Cribden Lane Rawtenstall Rossendale BB4 8UD
Report of:	Head of Planning and Building Control	Status:	For Publication
Report to:	Development Control Committee	Date:	21/03/2023
Applicant:	Mr Tony Whitehead	Determination Expiry Date:	08/03/2023 EOT agreed to 24/03/2023
Agent:	Acorus Rural Property Services Ltd		

Contact Officer:	Claire Bradley	Telephone:	01706 238636
Email:	planning@rossendalebc.gov.uk		

REASON FOR REPORTING	
Outside Officer Scheme of Delegation	No
Member Call-In Name of Member: Reason for Call-In:	No
3 or more objections received	Yes
Other (please state):	No

HUMAN RIGHTS

The relevant provisions of the Human Rights Act 1998 and the European Convention on Human Rights have been taken into account in the preparation of this report, particularly the implications arising from the following rights:

Article 8

The right to respect for private and family life, home and correspondence.

Article 1 of Protocol 1

The right of peaceful enjoyment of possessions and protection of property.

1. RECOMMENDATION

Approval with Conditions.

2. APPLICATION SITE

The farmstead is located at the end of Cribden Lane in the countryside to the North West of the Urban Boundary of Rawtenstall, beyond the lane used to reach The Halo.

The complex comprises a traditional two storey dwelling and agricultural buildings.

The building to which this relates is a large agricultural building beyond the farmhouse.

The complex of buildings is hidden from view from the west until over the brow of the rise on Cribden End Lane. To the north of the application site the land rises up more steeply and is wooded. From the south of the complex of buildings, they are viewed against the backdrop of woodland.

The proposal also includes the retrospective alterations to the eastern elevation to provide sliding doors.

3. RELEVANT PLANNING APPLICATION HISTORY

None

4. PROPOSAL

The proposal is for a change of use of part of the agricultural building to a mixed use of agriculture and domestic garaging including the storage of light aircraft.

The proposal is to provide domestic storage including items taken from the dwelling and construction materials to facilitate the renovation of the property and as the applicant and his wife have cars and light aircraft, to provide garaging for these.

5. POLICY CONTEXT

National Planning Policy Framework

Section 2 Achieving Sustainable Development
Section 4 Decision Making
Section 9 Promoting Sustainable Transport
Section 11 Making Effective Use of Land
Section 12 Achieving Well Designed Places

Development Plan

Local Plan Policies

Policy SS: Spatial Strategy
Policy SD1: Presumption in Favour of Sustainable Development
ENV1 High quality Development in the Borough
ENV3 Landscape character and Quality
ENV4 Biodiversity, Geodiversity and Ecological Networks

Other material considerations

National Planning Practice Guidance

6. CONSULTATION RESPONSES

There were no statutory consultees as part of this application

7. REPRESENTATIONS

To accord with the General Development Procedure Order neighbour letters were posted out to surrounding properties on 08/02/2023 and two site notices were posted one close to the site and one on Cribden Lane on 24/01/2023. A notice advertising the proposals was published in the Rossendale Free Press on 13/01/2023.

The description of development was amended to include the garaging of the light aircraft, although some objections were received prior to this change,

There have been 12 objections to this application on the following grounds:

- The applicant wants to store an airplane in the building
- Dangerous to livestock and horses
- Dangerous to members of the public
- Increase of pollution
- Increase in noise
- Affect local ecology
- Conflict with Local Plan
- Possible storage of flammable materials
- Inadequate access
- Out of keeping with character of area
- Over development

There has been one supporting contribution

8. ASSESSMENT

The main considerations in this case are as follows:

- 1) Principle;
- 2) Visual Amenity;
- 3) Residential Amenity;
- 4) Access, Parking and Highway Safety

Principle

The site is located within the Countryside, as identified within the adopted Local Plan. Policy SD2 seeks to locate new development within the urban boundary unless it specifically needs to be located in the countryside and will enhance the rural character of the area. Policy LT6 of the Local Plan states:

“Proposals for farm diversification which require planning permission will be permitted on existing farm holdings provided that:

- *They would make a positive contribution to the continued viability of the farm holding;*
- *They would retain or enhance the character of traditional farm buildings;*
- *Where possible, the proposal re-uses existing buildings of substantial and permanent construction which are structurally sound and capable of conversion without major alterations, or the development is well-related to existing buildings if no suitable buildings are available for re-use;*
- *The agricultural diversification is subservient to the main agricultural use of the farm;*
- *Wherever possible, they add value to produce of the farm or produced locally, or contribute to the tourism economy;*
- *The scale and nature of the diversification proposals are appropriate for the location and would not have an unacceptable impact on residential amenity, landscape character, the enjoyment of the countryside or the purposes of the Green Belt;*
- *They do not require new dwellings within the rural area to support the enterprise;*
- *They do not create extensive areas of hardstanding; and*
- *The volume and type of traffic that would be generated is appropriate to the accessibility of the site and the standard of the local highway network.”*

The proposed development would not conflict with the requirements listed above. Given the relatively small-scale nature of the proposals (using only around a half of one of the existing agricultural buildings at the site), and the fact that there is no additional hardstanding being provided it is considered that the scheme accords with Policy LT6.

In relation to Policy SD2, it is considered that the use of part of the building for domestic storage and garaging for light aircraft constitutes an acceptable form of development in the countryside and that it would contribute towards the ongoing viability of the farm holding. Whilst no specific measures are proposed that would enhance the site’s rural character, and that the site would appear largely identical to its former character, it is not considered that permission can reasonably be refused on these grounds.

A number of the objections relate to the impact of the light aircraft on walkers, livestock and horses. The use of the aircraft does not form part of this application, as there is no planning legislation that would prevent the flying of an aircraft. However, the land can only be used for take-off/landing for up to 28 days a year without requiring planning permission.

Visual Amenity and Countryside Impact

There are some works that have been carried out to the eastern elevation of the agricultural building to provide sliding doors. The scheme as submitted is acceptable in terms of visual amenity / countryside impact.

Residential Amenity

The property is situated in a relatively remote location away from significant numbers of residential properties. There are however a small number of rural properties in the surrounding area, the nearest being 310 metres from the south western elevation.

The nearest dwelling from the eastern elevation is over 500 metres from the site.

Whilst a number of objections have been received to this application, they are in relation to the use of the airplane rather than the application which relates to the domestic storage and garaging of the light aircraft.

There is no reason to suggest that the proposed development would have any impact on the residential amenity of others.

Having regard to the above, the proposed development is considered acceptable in terms of residential amenity.

Access, Parking and Highway Safety

The application site is a significant distance from any highway and the building is within the complex of farm buildings and not adjacent to any footpath.

There is no issue in relation to access parking and highway safety.

Ecology

The application is changing the use of an existing building. There is no impact on ecology

9. CONCLUSION

The proposal to change the use of part of an existing agricultural building for domestic storage and garaging including the storage of light aircraft is acceptable and in accordance with Policies ENV1, ENV3 and LT6 of the Rossendale Local Plan.

10. RECOMMENDATION

That planning permission be granted subject to the Conditions set out below.

11. CONDITIONS

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To accord with the requirements of Section 91 of the Town and Country Planning Act 1990.

2. The development hereby permitted shall be carried out in accordance with the following drawings, unless otherwise required by the conditions below:

Application form signed and dated 25/11/2022

Landholding and Site Plan 1-7500 at A4 2 received 11/01/2023

Whitehead Site Location WCEAA22171 A2 01 RA received 11/01/2023

Whitehead Existing Building WCEAA22171 A2 02 received 28/11/2022

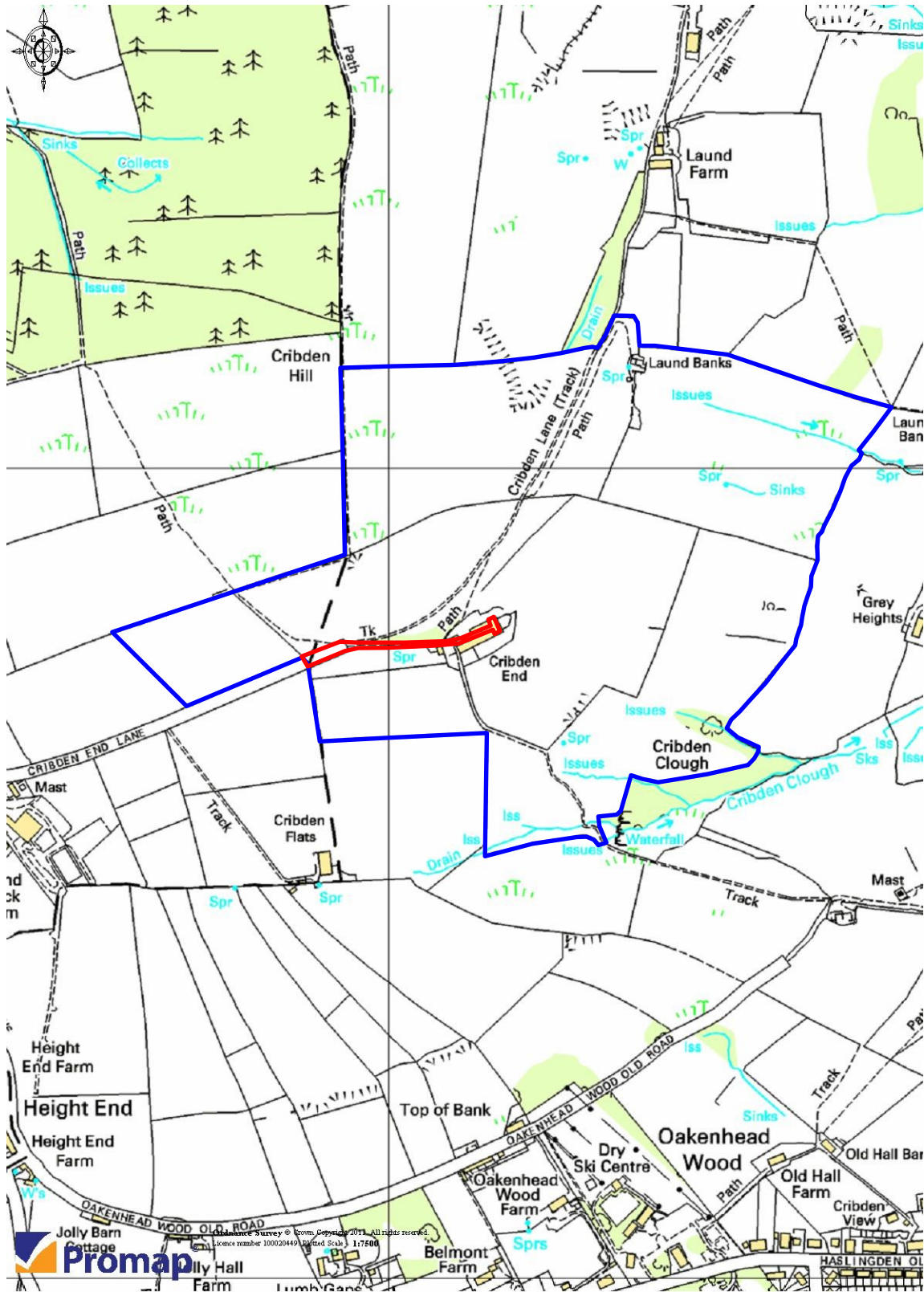
Reason: To define the permission and in the interests of the proper development of the site.

3. The building shall be used for agriculture, domestic storage for the property and for the storage of light aircraft and for no other purpose.

Reason: To define the permission and in the interests of the proper development of the site.

12. **INFORMATIVES**

1. The proposal complies with the development plan and would improve the economic, social and environmental conditions of the area. It therefore comprises sustainable development and the Local Planning Authority worked proactively and positively to issue the decision without delay. The Local Planning Authority has therefore implemented the requirement in Paragraph 38 of the National Planning Policy Framework.



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Bury St Edmunds, Suffolk, IP33 3AA.
Tel: 01284 753271

JOB TITLE

Cribden End Farm
Cribden Lane
Rawtenstall
BB4 8UD

CLIENT

Mr T Whitehead

DRAWING TITLE

Landownership and Location Plan

Scale: 1:7500 (at A4)

FILE REF

N&M/1103/WHIT/AA

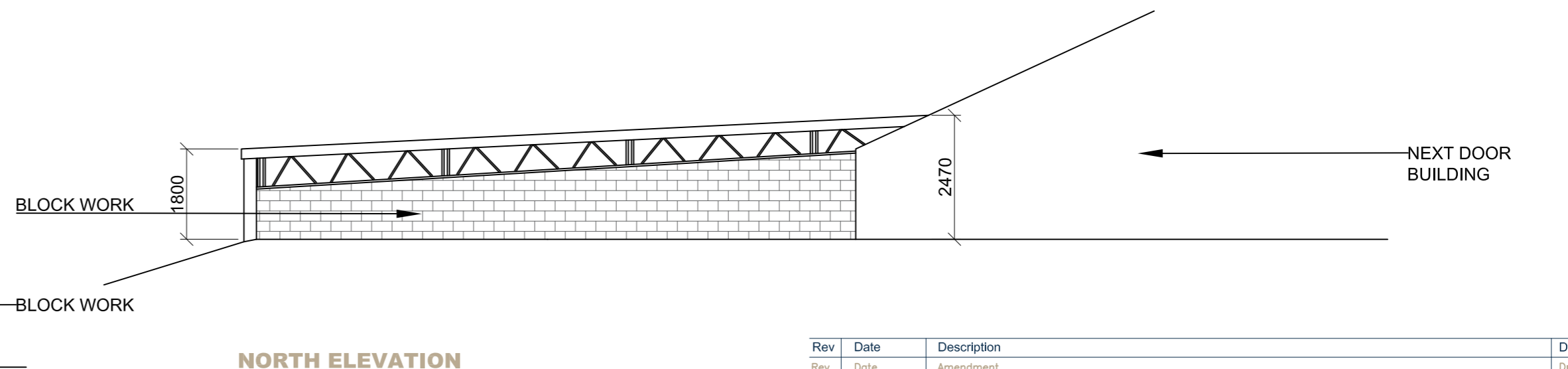
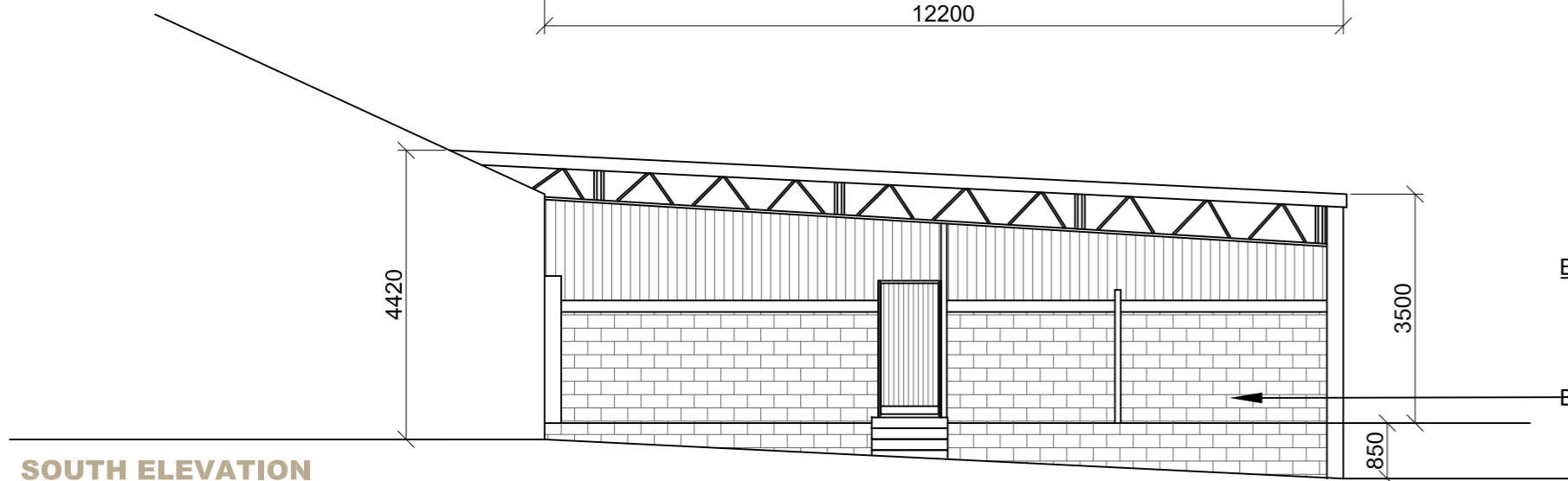
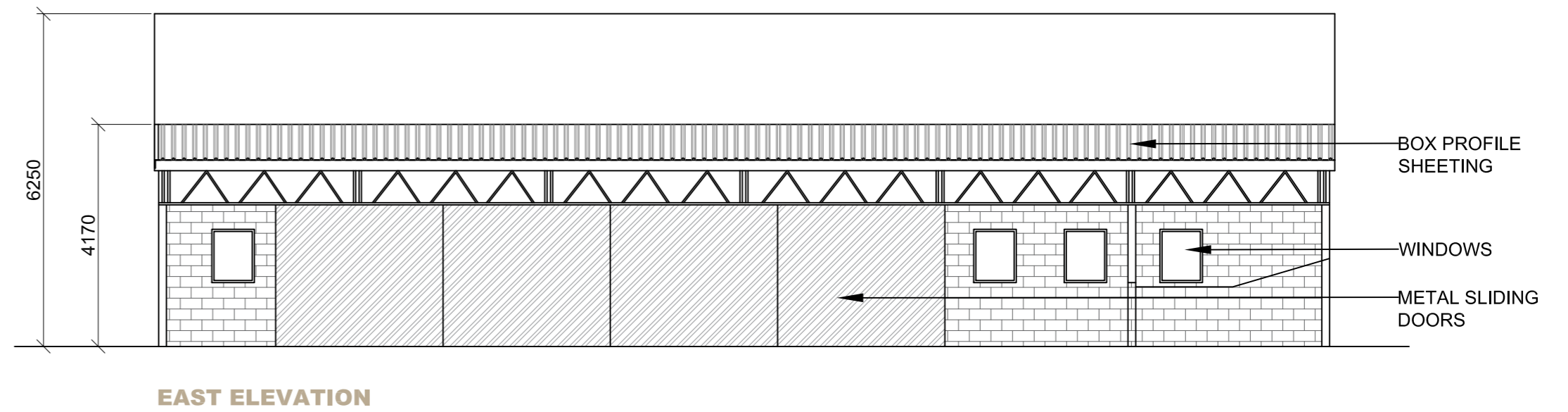
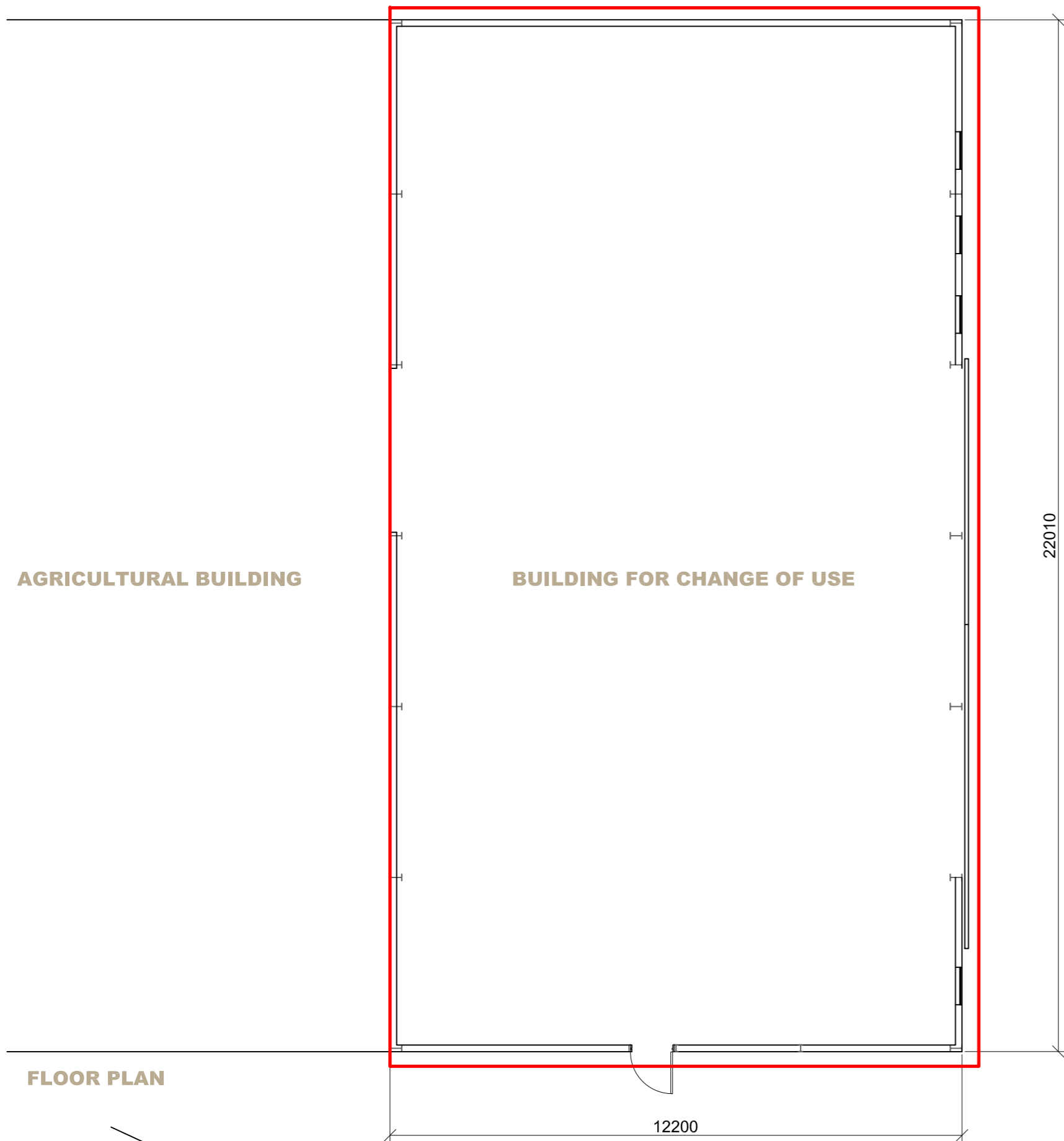
DRAWING No.

RH-01

REV





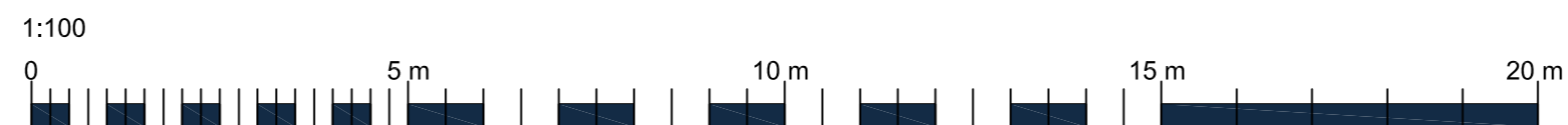


FLOOR PLAN & ELEVATIONS

Scale 1:100

NOTES:

1. Use written dimensions only. All dimensions to be checked on site and any discrepancies reported to ACORUS immediately. If in doubt ask.
 2. Where relevant, significant hazards have been identified on the drawing. Hazards which should be obvious to a competent contractor or unforeseeable have not been identified.
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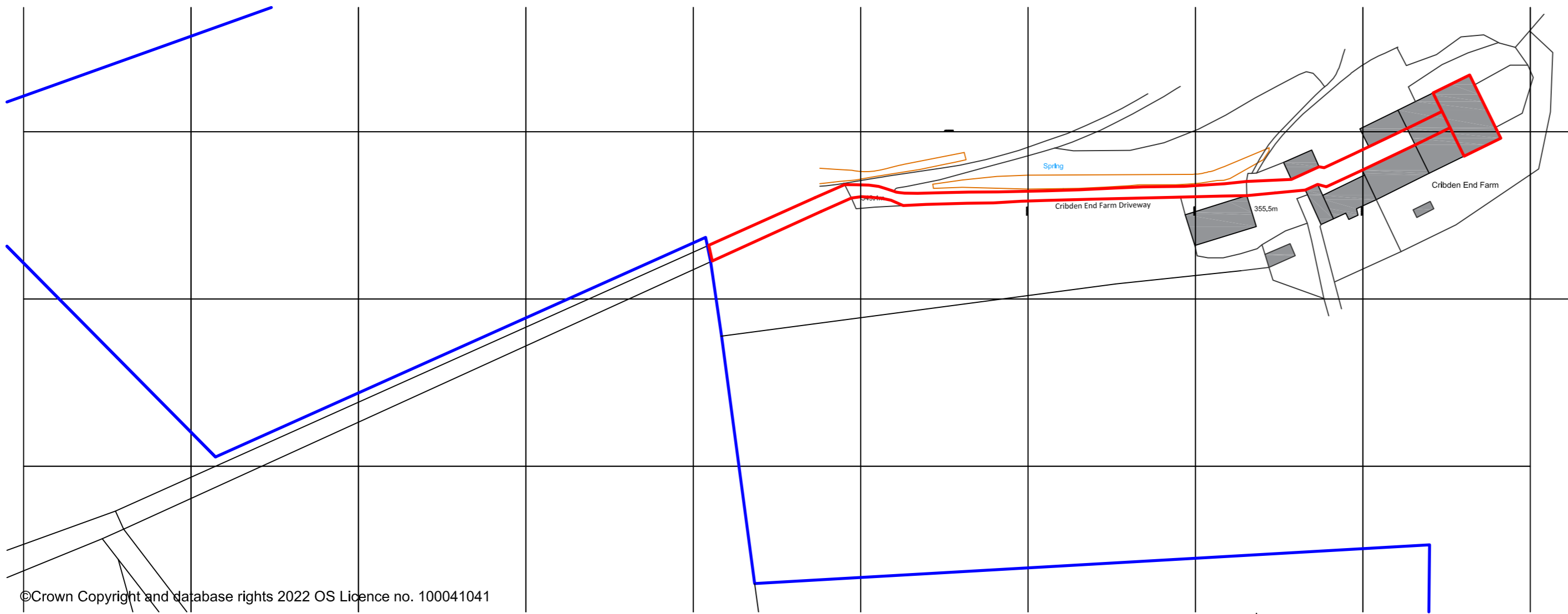
Rev.	Date.	Description	Dwn	Chk
			Drawn	Checked

PROJECT			
WHITEHEAD			
CRIBDEN END FARM			
BB4 8UD			
TITLE			
EXISTING BUILDING			
PLAN & ELEVATIONS			
SCALE	DATE	DRAWN BY	CHECKED BY
AS SHOWN @A2	11/22	EB	AA
JOB NO.	DRAWING NO.	REVISION	
WCE/AA22/171	100_02		

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EXISTING



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LOCATION PLAN

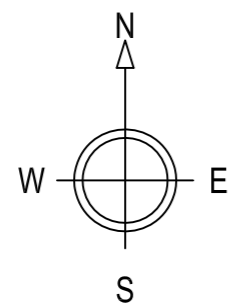
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BLOCK PLAN

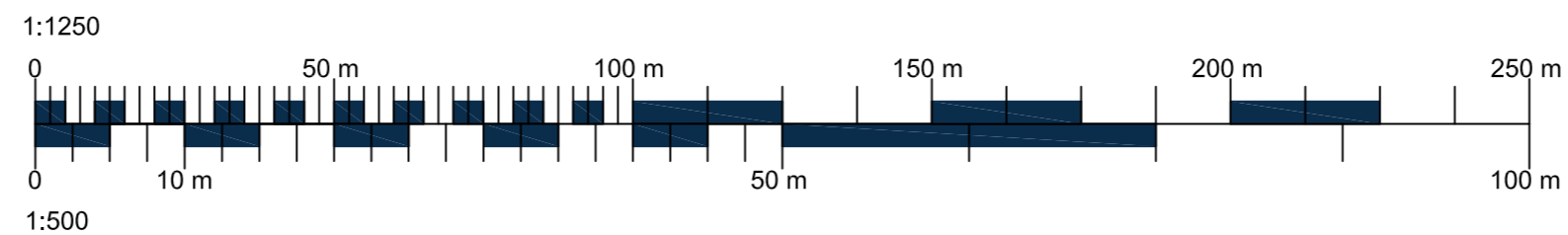
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SITE LOCATION

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Rev.	Date.	Amendment.	EB	AA
RA	10/01/23	RED LINE UPDATED, BLUE LINE ADDED	EB	AA
			Drawn	Checked

PROJECT
 WHITEHEAD
 CRIBDEN END FARM
 BB4 8UD

TITLE
 SITE LOCATION & BLOCK PLAN

SCALE	DATE	DRAWN BY	CHECKED BY
AS SHOWN @A2	10/22	EB	AA
JOB NO.	DRAWING NO.	REVISION	
WCE/AA22/171	100_01		



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