

Colne & District Committee Update Report 31st March 2022

21/0986/FUL – Piked Edge Farm, Skipton Old Road, Colne

Public Response

One response received objecting to the development on the following grounds:

- The proposed building appears excessive compared to the land maintenance requirement.
- The building will cause harm to the character and visual amenity of the area.
- The land should not be classed as agricultural, it is now more residential than agricultural.
- The land is not suitable for significant agricultural use as it is a former landfill site.
- The wood is inaccessible and extends to no more than 20 trees.
- The size of the building exceeds the space reasonable necessary for storage and it could be accommodated within the existing buildings.

Officer Comments

Additional justification details and plans have been provided.

The details state that the existing stone barn is not suitable to accommodate the proposed storage of machinery. In terms of the existing barn, The Agent has provided details of the existing attached stone barn detailing that it is split into three different levels and only a small area can be accessed from the outside and it is therefore not suitable to accommodate the proposed storage.

There is also a building to the rear of the barn that has recently been erected as a replacement for an existing building, which is used as a domestic garage for parking of a motorhome. This building appears to be unauthorised and the applicant has been made aware it will require planning permission.

The plans have been amended reducing the size of the proposed building from a footprint of 18.3m x 9.1m to 13.7m x 9.1m and an internal layout plan provided detailing the area required for storage.

Taking into account the above it has been acceptably demonstrated that the proposed agricultural storage building is necessary and the amended building is proportionate to the needs of the agricultural land.

Therefore, the application is now recommended for approval.

Reason for Decision

Section 38 of the Planning and Compulsory Purchase Act 2004 requires that applications be determined in accordance with the development plan unless material considerations indicate otherwise. The proposed development is acceptable in terms of design, amenity and highway safety. The development therefore complies with the

development plan. There is a positive presumption in favour of approving the development and there are no material reasons to object to the application.

RECOMMENDATION: Approve

Subject to the following conditions:

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

Reason: Required to be imposed by Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in accordance with the following approved plans: TS286-1 – received 16/03/2022, TS286-2 – received 16/03/2022, TS286-3 – received 16/03/2022.

Reason: For the avoidance of doubt and in the interests of proper planning.

3. Prior to the cladding of the external walls and roof of the building hereby approved samples of the upper wall and roof cladding materials shall have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in strict accordance with the approved details.

Reason: To ensure a satisfactory form of development in the interest of visual amenity of the area.