


Report to be read in conjunction with the Decision Notice.

Signed:	Officer:	BT	Date:	16/2/2022	Manager:		Date:	
Site Notice displayed	N/A	Photos uploaded	Y					

Application Ref:	3/2022/0094	 Ribble Valley Borough Council www.ribblevalley.gov.uk	
Date Inspected:	N/A		
Officer:	BT		
DELEGATED ITEM FILE REPORT:		Decision	REFUSAL

Development Description:	Proposed new buildings Unit 1 and Unit 3 to provide storage of animal feed to include hay/straw and machinery .
Site Address/Location:	Bolton Fold Farm, Alston Lane, Longridge. PR3 3BN

CONSULTATIONS:	Parish/Town Council
N/A	

CONSULTATIONS:	Highways/Water Authority/Other Bodies
N/A	

CONSULTATIONS:	Additional Representations.
None	

RELEVANT POLICIES AND SITE PLANNING HISTORY:
Part 6, Class A of the Town and Country Planning (General Permitted Development) Order 2015
Relevant Planning History
3/2021/0090: Proposed new building to provide storage of animal feed to include hay / straw and also machinery storage. (Approved)

ASSESSMENT OF PROPOSED DEVELOPMENT:
Site Description and Surrounding Area:
The application relates to a farmstead in Longridge. The proposal site contains a farmhouse property and numerous agricultural buildings. The proposed agricultural buildings are to be sited approximately 150 metres to the South-east of the farmhouse directly adjacent to a recently approved agricultural building.
Proposed Development for which consent is sought:
The application seeks a determination as to whether the prior approval of the local planning authority is required for the construction of two agricultural buildings.

Principle of Development:

Other Matters:

The agricultural holding is 125 hectares in area. In order to be permitted development, the agricultural buildings need to satisfy a number of criteria as comprised in Part 6, Class A of the Town and Country Planning (General Permitted Development) Order 2015. The first of those requirements is that the development must be 'reasonably necessary for the purposes of agriculture within that unit'. The proposed agricultural buildings would be used for the storage of animal feeds and machinery which in this instance is considered reasonably necessary for the purposes of agriculture.

Development is not permitted by Class A if –

(a) the development would be carried out on a separate parcel of land forming part of the unit which is less than 1 hectare in area;

The proposal would be located on the main parcel of 125 Hectare land associated with Bolton Fold Farm.

(b) it would consist of the erection or extension of any agricultural building on an established agricultural unit (as defined in paragraph X of Part 3 of this Schedule) where development under Class Q or S of Part 3 (changes of use) of this Schedule has been carried out within a period of 10 years ending with the date on which development under Class A(a) begins;

Development under Class Q or S of Part 3 (changes of use) has not been carried out within the last 10 years.

(c) it would consist of, or include, the erection, extension or alteration of a dwelling;

The proposal would not consist of or include the erection, extension or alteration of a dwelling

(d) it would involve the provision of a building, structure or works not designed for agricultural purposes;

The proposal is for two agricultural buildings

(e) the ground area which would be covered by—

(i) any works or structure (other than a fence) for accommodating livestock or any plant or machinery arising from engineering operations; or

(ii) any building erected or extended or altered by virtue of Class A, would exceed 1000 square metres, calculated as described in paragraph D.1(2)(a) of this Part;

The ground area covered by the proposed agricultural buildings would measure 1132.8 square metres

(f) the height of any part of any building, structure or works within 3 kilometres of the perimeter of an aerodrome would exceed 3 metres;

The proposed agricultural buildings would not be within 3 Kilometres of the perimeter of an aerodrome

(g) the height of any part of any building, structure or works not within 3 kilometres of the perimeter of an aerodrome would exceed 12 metres;

The highest part of the proposed agricultural buildings would be 7 metres

(h) any part of the development would be within 25 metres of a metalled part of a trunk road or classified road;

The site for the proposed agricultural buildings is 230 metres from the nearest trunk road or classified road which in this instance is Preston Road

(i) it would consist of, or include, the erection or construction of, or the carrying out of any works to, a building, structure or an excavation used or to be used for the accommodation of livestock or for the storage of slurry or sewage sludge where the building, structure or excavation is, or would be, within 400 metres of the curtilage of a protected building;

The proposed agricultural buildings would not be used for any of the above

(j) it would involve excavations or engineering operations on or over article 2(4) land which are connected with fish farming; or

The proposal would not involve excavations or engineering operations on or over article 2(4) land which are connected with fish farming

(k) any building for storing fuel for or waste from a biomass boiler or an anaerobic digestion system—

(i) would be used for storing waste not produced by that boiler or system or for storing fuel not produced on land within the unit; or

(ii) is or would be within 400 metres of the curtilage of a protected building.

The proposed agricultural buildings would not be used for storing fuel for or waste from a biomass boiler or an anaerobic digestion system

Observations/Consideration of Matters Raised/Conclusion:

The proposed agricultural buildings would exceed 1000m² in ground floor area and as such would fail to meet the criteria within Part 6, Class A of the Town and Country Planning (General Permitted Development) Order 2015. Accordingly, prior approval is refused and a full planning application is required.

RECOMMENDATION:

Permission required.