


Report to be read in conjunction with the Decision Notice.

Signed:	Officer:	MC	Date:	04/06/2025	Manager:	LH	Date:	5/6/25
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Application Ref:	3/2025/0387			 Ribble Valley Borough Council www.ribblevalley.gov.uk	
Date Inspected:	28/05/2025	Site Notice:	N/A		
Officer:	MC				
DELEGATED ITEM FILE REPORT:				Decision	PRIOR APPROVAL NOT REQUIRED

Development Description:	Proposed demolition of an existing agricultural building and replacement with a new storage building 18.5m long, 9m wide, 5.3m high to ridge, 3.2m high to eaves.
Site Address/Location:	Leagram Mill Farm Dinkling Green Lane Chipping PR3 2QS

CONSULTATIONS:	Parish/Town Council
N/A	

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

CONSULTATIONS:	Additional Representations.
N/A	

RELEVANT POLICIES AND SITE PLANNING HISTORY:

Schedule 2, Part 6, Class A of the Town and Country Planning (General Permitted Development) Order 2015 and (Amendment) Order 2018

Relevant Planning History:

No planning history.

ASSESSMENT OF PROPOSED DEVELOPMENT:**Site Description and Surrounding Area:**

The applications site comprises an existing agricultural building and grassland located approximately 1.6km to the North-East of the village of Chipping, within the Forest of Bowland National Landscape. There are a number of other stone-built buildings within the vicinity of the site, including two residential properties, 'Leagram Park' located to the North-East of the existing agricultural building and 'Leagram Mill' to the South-East. A Public Right of Way, also runs to the East of the site (FP0310009).

Proposed Development for which consent is sought:

The application seeks to determine whether the proposed agricultural building falls under the realm of permitted development or if prior approval is required.

Whether or not permitted development

The scheme must satisfy a number of criteria as set out under Class A of Part 6 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended).

The first of those requirements is that the development must be 'carried out on agricultural land comprised in an agricultural unit of 5 hectares or more' and be 'reasonably necessary for the purposes of agriculture within that unit'.

To qualify as 'Agricultural land' the land must be used in agriculture for the purposes of a trade or business. The application form states that the farm has been used for the purposes of a trade or business for over 200 years and is registered on Companies House as 'mixed farming'. As such the Council is satisfied that the development would be carried out on 'agricultural land' for the purposes of this assessment.

The agricultural holding is 31.5 hectares in area and the proposed building would be on a parcel of land that is greater than 1 hectare. The proposal is for a storage building for the purposes of housing agricultural machinery and equipment used to farm the surrounding land. Further information has been submitted by the agent for the application which identifies the agricultural holding and states that whilst some of the large scale equipment is shared with neighbouring farms or contracted out, a replacement agricultural building is required to provide secure and appropriate storage for quad bikes, trailers & accessories, fertiliser, logs, seed & feed & land/woodland management supplies.

The site has an existing barn which when the Planning Officer visited the site, was storing miscellaneous objects, including tarpaulin type material and fencing. There were two other stone-build buildings adjacent to the existing barn which appeared to be empty.

The proposal involves the demolition of the existing agricultural building. The applicant has amended the position of the building and as such, the Council are satisfied if the new proposal were to be implemented, the existing building could not be retained as such and would be required to be demolished.

Based on the information submitted within the application and the additional supporting information, it is considered that the building would be carried out on 'agricultural land' and is reasonably necessary for the purposes of agriculture to store agricultural equipment associated with the agricultural holding. The Council consider that granting prior approval would not allow both buildings to be constructed which could go beyond what would be reasonably necessary as the need for two buildings has not been justified.

Having regard to criteria a) – k), 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 proposed building would be located on a parcel of land greater than 1 hectare in area.

(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;

No development under Class Q or S has been carried out in the last 10 years.

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

The development does not involve the alteration of a dwelling.

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

It is outlined that the building would be used for purposes of storing machinery and feed. The purpose described is agricultural in nature.

(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 proposed development would be less than 1000 square meters in area.

(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 building is not within 3km 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 proposed building would have a maximum height of 5.3 metres to the ridge.

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

The proposed development is not within 25 metres of a metalled part of a trunk or classified 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 building is within 400 metres of a protected building, however the building would not be used to house livestock or be for the storage of slurry or sewage sludge.

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

The proposal does not consist of the above.

(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 proposal does not consist of the above.

The proposal satisfies all criteria a) – k and is therefore is defined as permitted development.

Whether or not prior approval is needed

In accordance with condition A2 (2) (i) the Local Authority must determine whether prior approval is required as to the siting, design and external appearance of the proposal.

Siting – The proposed building is to be located on a parcel of land that is partially covered by an existing structure. As such, the applicant would be required to demolish the structure in order to implement the development. The agricultural building is considered to be of an appropriate size and siting for its use and would be lower in height than the existing building and set back further from the road. It is not considered that the development would result in harm to the landscape character within the Forest of Bowland National Landscape.

As such Prior approval is not required in terms of siting.

Design / appearance – The proposed building is to be constructed using vertical timber cladding in a natural colour with a timber frame and grey roof. No floorplans have been submitted as part of the application but the elevations indicate that the building would have timber doors to the North and South elevations with 3 no. open sections to the North Elevation. The solar panels have now been removed from the scheme.

The proposal would therefore not read as an incongruous or anomalous addition to the surrounding landscape. The proposal would also utilise traditional agricultural materials which are considered appropriate in character within the Forest of Bowland National Landscape.

As such Prior approval is not required in terms of design and appearance.

Observations/Consideration of Matters Raised/Conclusion:

It should be noted that the Local Highway Authority have provided comments on the scheme, however highway impact does not fall to be assessed within the scope of Schedule 2, Part 6, Class A of the Town and Country Planning (General Permitted Development) Order 2015.

The proposed development meets all the criteria set out within Schedule 2, Part 6, Class A of the Town and Country Planning (General Permitted Development) Order 2015 and is therefore defined as permitted development. The siting and design/ appearance would also be considered acceptable for the reasons stated above. As such, prior approval is not required.

RECOMMENDATION:	Prior Approval Not Required.
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