

## **Planning Statement**

### **Prior Notification for the erection of an agricultural storage building under Class A, Part 6, Schedule 2 of the General Permitted Development Order 2015 (as amended)**

#### **Site Address**

Bridge End Farm, Wood House Lane, Slaidburn, BB7 3AH

#### **Project**

Agricultural Storage Building

#### **Applicant**

Mr A Shorten

Attached are details of the agricultural holding showing land in ownership.

A full planning application was approved for housing of livestock ref: 3/2023/0644 on 20/12/2023. This determined that there would be no detriment/impact of the historic environment. The proposal was adequate for the operation with stock levels at that time with sufficient space to house the livestock for the times required and also provide a dry environment for storage of food stuffs. This application is purely for the dry, safe storage of food and farming machinery freeing up the existing barn for the increased levels of livestock. The proposal is designed to keep the materials necessary for the upkeep of the land and food products for livestock in good condition. This will benefit welfare and improve productivity through lack of wastage.

The location of the proposed barn has been chosen as an extension to the existing barn to keep the operation in one place for maximum efficiency and give ease of access to the surrounding farm land and reducing the need for additional development.

The proposal is modest in size and will be screened existing walls and incorporate sustainable technologies and biodiversity enhancements.

#### **General Information**

Land owned is 12.5 hectares with a breakdown of 8.5 pasture and 4.04 meadow. The enterprise has 56 breeding sheep with 3 tups and 14 pedigree Aberdeen Angus cattle.

Farm buildings already in use are a small stone barn and modern livestock barn.

Machinery in use include tractor, bail clamp, trailer, roller, chain harrow, till spreader.

Existing slurry capacity in line with previous application no additional need.

Proposed development for dry secure storage to aid efficiency of enterprise and animal welfare.

#### **Legislative Background - Class A agricultural development on units of 5 hectares or more, Part 6, Schedule 2 of the General Permitted Development Order 2015 (as amended)**

1. It has been established in the Courts that any application for Prior Approval must first demonstrate that the proposal is permitted development, under the clauses of the relevant

Class, and then furthermore address matters for prior approval, the two are not mutually exclusive.

2. Under a Part 6 submission, the 'reasonable necessity' and 'purpose led design', must also be detailed enough for a judgment on whether a proposal qualifies for PD.

3. An assessment of the legislation is set out in numbered points below *with the legislation wording in italics*.

### **Permitted development**

A. *The carrying out on agricultural land comprised in an agricultural unit of 5 hectares or more in area of—*

*(a) works for the erection, extension or alteration of a building; or*

4. The proposal is to extend an agricultural building granted planning permission in December 2023 (application 3/2023/0644).

### **Development not permitted**

A.1 *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;*

5. The development proposed is at the farmstead which is the central holding amongst those forming the unit, more than 1 hectare. The total holding is 17.36 Ha. The unit is an existing agricultural unit with a DEFRA Holding Number CPH 21/607/0061 and an SBI 201122902

*(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;*

6. No development under Class Q or S, Part 3, have been carried out on the unit whatsoever.

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

7. The proposal is for an agricultural storage building.

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

8. The proposal is for an agricultural storage building

*(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 465 square metres, calculated as described in paragraph D.1(2)(a) of this Part;*

9. Amendments to Class A now allow for development to cover an area of 1500 square metres. The proposal is 270 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;*

10. The nearest aerodrome is over 3 kilometres away.

*(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;*

11. The nearest aerodrome is over 3 kilometres away.

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

12. The nearest classified road is Wood House Lane at approximately 401 metres to the west.

13. The building will not include accommodation for livestock, 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;*

Not Applicable

*or (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.*

Not Applicable

It is established that proposal is permitted development; further information is provided on the necessity, design and matters for prior approval.

### **Site Details**

The site sits within a natural dip and existing dry stone wall and line of mature trees give screening.

### **Need – reasonably necessary**

The proposed development is secure dry storage for agricultural machinery and equipment along with dry animal feedstuffs (hay etc) for an expanding enterprise.

### **Purpose Designed**

The building takes the form of any other functional agricultural building being steel framed with cladding to the frame, it is not a habitable building. The layout is open plan yet partitioned from the livestock area allowing for the storage as described. Eaves height and ridge height are all designed for the access and egress of farm machinery and equipment.

### **Siting and Design**

The buildings location is chosen at a site already established by planning ref: 3/2023/0644 as having no detriment and materials used match the accepted scheme.

## **Conclusion**

The statement confirms that the proposal is permitted development. The application for Prior Notice requires the LPA to confirm this and come to their own judgment on matters for prior approval.