|  |
| --- |
| **Report to be read in conjunction with the Decision Notice.** |
| **Signed:** | **Officer:** | BT | **Date:** | 17/12/20 | **Manager:** |  | **Date:** |  |
| **Site Notice displayed** | N/A | **Photos uploaded** | Y |  |
|  |
| **Application Ref:** | 3/2020/1033 |  |
| **Date Inspected:** | 17/12/2020 |
| **Officer:** | BT |
| **DELEGATED ITEM FILE REPORT:**  | **Decision** | **APPROVAL** |
|  |
| **Development Description:** | Agricultural Prior Notification for the proposed erection of a building for the storage of hay and livestock feed.  |
| **Site Address/Location:** | Denholme Farm, Newsholme. BB7 4JF |
|  |
| **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****3/2002/0329:**Retrospective application for change of use from agricultural use to use for agricultural machinery repairs.**3/2007/0321:**Erection of workshop building.**3/2007/0322:**Demolition of small outbuilding and replacement with new workshop building. |
|  |
| **ASSESSMENT OF PROPOSED DEVELOPMENT:** |
| **Site Description and Surrounding Area:**The application site is a field that is situated just to the North of Hellifield Road in the village of Newsholme in the North-east of the Ribble Valley Borough. The field in question is part of an 8 Hectare parcel of land that is attached to Denholme Farm. The surrounding area is characterised by open countryside, rolling hills and stone built farmsteads and cottages. |
| **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 an agricultural building.  |
| **Principle of Development:**Other Matters:The agricultural holding is 8 hectares in area. In order to be permitted development, the agricultural building needs 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 building will be used for the storage of hay and livestock feed which 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 is located on the main parcel of 8 Hectare land associated with Denholme 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 underClass 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;(d) it would involve the provision of a building, structure or works not designed for agricultural purposes;**It would not include any of the above.**(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;**It would not include any of the above.**(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;(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;**It would not include any of the above.**(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 building is 65.2 Metres from the nearest trunk road or classified road which in this instance is Hellifield Road (A682)**(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 agricultural building would NOT be used for accommodating livestock or for the storage of slurry or sewage sludge and IS NOT located within 400 Metres of a protected building**(j) it would involve excavations or engineering operations on or over article 2(4) land which are connected with fish farming; 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.**The proposed development would not include any of the above** |
| **Observations/Consideration of Matters Raised/Conclusion:**The proposal meets all of the criteria set out within Part 6, Class A of the Town and Country Planning (General Permitted Development) Order 2015; therefore, prior approval is not required. |
| **RECOMMENDATION**: | Prior approval not required. |