|  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| **Report to be read in conjunction with the Decision Notice.** | | | | | | | | | | | | | |
| **Signed:** | **Officer:** | BT | | | | **Date:** | 28/6/2021 | **Manager:** | |  | | **Date:** |  |
| **Site Notice displayed** | N/A | **Photos uploaded** | | | | Y |  | | | | | | |
|  | | | | | | | | | | | | | |
| **Application Ref:** | | | 3/2021/0607 | | | | | |  | | | | |
| **Date Inspected:** | | | N/A | | | | | |
| **Officer:** | | | BT | | | | | |
| **DELEGATED ITEM FILE REPORT:** | | | | | | | | | **Decision** | | Refusal | | |
|  | | | | | | | | | | | | | |
| **Development Description:** | | | | | Extension of farm track length 506 m x 3 m wide. | | | | | | | | |
| **Site Address/Location:** | | | | | New Cragg House Farm, Collins Lane, Chipping. PR3 2NP | | | | | | | | |
|  | | | | | | | | | | | | | |
| **CONSULTATIONS:** | | | | | **Parish/Town Council** | | | | | | | | |
| N/A | | | | | | | | | | | | | |
|  | | | | | | | | | | | | | |
| **CONSULTATIONS:** | | | | | **Highways/Water Authority/Other Bodies** | | | | | | | | |
| N/A | | | | | | | | | | | | | |
| **CONSULTATIONS:** | | | | | **Additional Representations.** | | | | | | | | |
| None | | | | | | | | | | | | | |
|  | | | | | | | | | | | | | |
| **RELEVANT POLICIES AND SITE PLANNING HISTORY:** | | | | | | | | | | | | | |
| Schedule 2, Part 6, Class A of the Town and Country Planning (General Permitted Development) Order 2015 | | | | | | | | | | | | | |
| **Relevant Planning History:**  **3/2011/0678:**  Extension to existing muck store to provide fodder storage and replacement of existing cattle housing building (Approved)  **3/2010/0976:**  Removal of existing cattle housing to be replaced with an open fronted building to cover cattle handling facilities (Approved)  **3/2007/0976:**  Replace existing conservatory with sun lounge and canopy at rear of property (Approved)  **3/2007/0546:**  Roof covering between two existing buildings and a weather screening in front of loose boxes (Approved)  **3/2005/0079:**  Covered manure store with integral dirty water sump for agricultural purposes (Approved)  **3/2004/0977, 3/2004/0286, 3/2002/0707, 3/2002/0238, 3/1999/0377, 3/1998/0798, 3/1995/0141, 3/1995/020A, 3/1994/0554, 3/1993/029A, 3/1993/002A, 3/1990/0824, 3/1986/0413** | | | | | | | | | | | | | |
|  | | | | | | | | | | | | | |
| **ASSESSMENT OF PROPOSED DEVELOPMENT:** | | | | | | | | | | | | | |
| **Site Description and Surrounding Area:**  The application relates to an agricultural holding in Chipping. The proposed farm track is to be sited approximately 375 metres to the North-west of New Cragg House Farm and would form an extension of an existing farm track which is accessed from Startifants Lane opposite Hillcrest Farm. The proposal site is situated in an isolated area of open countryside to the West of Chipping village centre. | | | | | | | | | | | | | |
| **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 extension of an existing farm track. | | | | | | | | | | | | | |
| **Principle of Development:**  Other Matters:  The agricultural holding is 48 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 extension of the existing farm track would allow year round access to the Northernmost fields of the agricultural holding 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 would be located on the main parcel of 48 Hectare land associated with New Cragg House 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;  **N/A**  (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 proposed extension of the existing farm track would facilitate agricultural operations**  (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 proposal 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;  **N/A**  (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;  **N/A**  (h) any part of the development would be within 25 metres of a metalled part of a trunk road or classified road;  **The proposed extension to the existing section of farm track would be located approximately 135 metres from the nearest trunk road or classified road which in this instance is Startifants Lane**  (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;  **N/A**  (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.  **N/A** | | | | | | | | | | | | | |
| **Observations/Consideration of Matters Raised/Conclusion:**  The proposal meets all of the criteria set out within Schedule 2, 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. | | | | | | | | | |