|  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| **Report to be read in conjunction with the Decision Notice.** | | | | | | | | | | | | | |
| **Signed:** | **Officer:** | JM | | | | **Date:** | 04/11/21 | **Manager:** | |  | | **Date:** |  |
| **Site Notice displayed** |  | **Photos uploaded** | | | |  |  | | | | | | |
|  | | | | | | | | | | | | | |
| **Application Ref:** | | | 3/2021/1097 | | | | | |  | | | | |
| **Date Inspected:** | | |  | | | | | |
| **Officer:** | | | JM | | | | | |
| **DELEGATED ITEM FILE REPORT:** | | | | | | | | | **Decision** | | **APPROVAL** | | |
|  | | | | | | | | | | | | | |
| **Development Description:** | | | | | Agricultural Prior Notification for Machinery shed. | | | | | | | | |
| **Site Address/Location:** | | | | | Hesketh End Judd Holmes Lane Chipping | | | | | | | | |
|  | | | | | | | | | | | | | |
| **CONSULTATIONS:** | | | | | **Parish/Town Council** | | | | | | | | |
| N/A | | | | | | | | | | | | | |
|  | | | | | | | | | | | | | |
| **CONSULTATIONS:** | | | | | **Highways/Water Authority/Other Bodies** | | | | | | | | |
| N/A | | | | | | | | | | | | | |
| **CONSULTATIONS:** | | | | | **Additional Representations.** | | | | | | | | |
| One letter received no objection based on it not being a livestock building | | | | | | | | | | | | | |
|  | | | | | | | | | | | | | |
| **RELEVANT POLICIES AND SITE PLANNING HISTORY:** | | | | | | | | | | | | | |
| Part 6, Class A of the Town and Country Planning (General Permitted Development) Order 2015 | | | | | | | | | | | | | |
| **Relevant Planning History**  **3/2021/00550:**  Agricultural Prior Notification for Machinery shed.Withdrawn | | | | | | | | | | | | | |
|  | | | | | | | | | | | | | |
| **ASSESSMENT OF PROPOSED DEVELOPMENT:** | | | | | | | | | | | | | |
| **Site Description and Surrounding Area:**  The application site is adjacent to the main compound but located on an agricultural field to the rear of the main buildings. It will be seen against the Grade 1 listed building known as Hesketh End and the adjoining Grade 2 barn.It is in the open countryside and situated within the AONB. | | | | | | | | | | | | | |
| **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 a machinery store building measuring approximately 45m by 21m and a maximum height of 7.8m. It has an open aspect on the south. The building has concrete panels on the lower walls with timber cladding to the eaves. | | | | | | | | | | | | | |
| **Principle of Development:**  Other Matters:  The agricultural holding is 105 hectares in area. In order to be permitted development, the proposal 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’.  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 105 Hectare land.**  (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;  (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 concrete area is further than 25m from a highway.**  (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 proposal is not a 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:**  Whilst recognising it has an impact on the setting of the nearby LB it is not attached and as such there is no degree of control that would require a LB application. 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. | | | | | | | | | |