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| **Report to be read in conjunction with the Decision Notice.** | | | | | | | | | | | | |
| **Signed:** | **Officer:** | SH | | **Date:** | | | 22/03/2022 | **Manager:** | |  | **Date:** |  |
| **Site notice displayed** | N/A | **Photos uploaded** | | N/A | | |  | | | | | |
|  | | | | | | | | | | | | |
| **Application Ref:** | | | 3/2022/0112 | | | | | | Graphical user interface, text, application  Description automatically generated | | | |
| **Date Inspected:** | | | N/A | | | | | |
| **Officer:** | | | SH | | | | | |
| **DELEGATED ITEM FILE REPORT:** | | | | | | | | | **PERMISSION NOT REQUIRED** | | | |
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| **Development Description:** | | | | | | Replacement of an existing agricultural building. | | | | | | |
| **Site Address/Location:** | | | | | | Cobden Farm, Sabden, Lancashire, BB7 9ED | | | | | | |
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| **CONSULTATIONS:** | | | | | | **Parish/Town Council** | | | | | | |
| N/A | | | | | | | | | | | | |
| **Additional Representations:** | | | | | | | | | | | | |
| N/A | | | | | | | | | | | | |
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| **RELEVANT POLICIES AND SITE PLANNING HISTORY:** | | | | | | | | | | | | |
| Part 6, Class A of the Town and Country Planning (General Permitted Development) Order 2015. | | | | | | | | | | | | |
| **Relevant Planning History:**  3/2013/0677:  Application for a Lawful Development Certificate for the existing use of a dwelling house without compliance with an agricultural occupancy condition. (Approved)  3/2012/1046:  Replacement of an existing agricultural building. (Approved)  3/2010/0741:  Adaptation and re-use of barn to form one dwelling and one holiday cottage. (Approved) | | | | | | | | | | | | |
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| **ASSESSMENT OF PROPOSED DEVELOPMENT:** | | | | | | | | | | | | |
| **Site Description and Surrounding Area:**  The application relates to a farmstead located approximately 1.3km to the South-West of Sabden. The site features two residential cottages and multiple agricultural buildings. The surrounding area is predominantly agricultural in nature with the occasional farmstead and rural dwelling. The site falls within the boundaries of the Forest of Bowland Area of Outstanding Natural Beauty. | | | | | | | | | | | | |
| **Proposed Development for which consent is sought:**  The application seeks a determination as to whether the Council’s prior approval of details will be required for the construction of a replacement of an existing agricultural building to the North-East of the agricultural holding. The structure will measure approximately 13.6m in length by 7.7m in width. The roof and elevations of the structure will be comprised of brown box metal profile sheets and will have a maximum ridge line height of approximately 3.8m, with the eaves measuring at around 3.1m from ground level. | | | | | | | | | | | | |
| **Observations/Consideration of Matters Raised/Conclusion:**  **Assessment of the proposal against Schedule 2 Part 6 Agricultural Buildings and Operations Class A:**  The agricultural holding for this development is 18.98 hectares in area. In order to be permitted development, the agricultural buildings need 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 these requirements refers to how the development must be ‘reasonably necessary for the purposes of agriculture within that unit’.  The proposed agricultural building would replace an existing dilapidated open storage agricultural building and would serve the same function as the existing buildings in as much that they would be used for storing farm equipment and boundary treatments such as fencing, netting and gates in a safe and secure environment. As such, the proposed replacement building is considered to be reasonably necessary for agricultural purposes.  **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 shall be situated within the main parcel of land associated with Cobden Farm, measuring 18.98 hectares.***  (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. The development will not be located within 3km of the perimeter of an aerodrome, and will have a maximum height of 3.8m.***  (h) any part of the development would be within 25 metres of a metalled part of a trunk road or classified road;  ***The proposed agricultural building would not be within 25 metres of a metalled part of a trunk road 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 would not be used for the accommodation of livestock or 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  (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.  ***It 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**: | | | | | Permission is not required. | | | | | | | |