|  |
| --- |
| **Report to be read in conjunction with the Decision Notice.** |
| **Signed:** | **Officer:** | BT | **Date:** | 31/10/2022 | **Manager:** | **KH** | **Date:** | **31/10/22** |
|  |
| **Application Ref:** | 3/2022/0845 |  |
| **Date Inspected:** | 28/10/22 |
| **Officer:** | BT |
| **DELEGATED ITEM FILE REPORT:**  | **Decision** | **PERMISSION NOT REQUIRED** |
|  |
| **Development Description:** | Erection of new agricultural building for the storage of machinery and bedding. |
| **Site Address/Location:** | 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.** |
| N/A |
|  |
| **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)**3/2007/0546:**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) |
|  |
| **ASSESSMENT OF PROPOSED DEVELOPMENT:** |
| **Site Description and Surrounding Area:**The application relates to a farmstead in Chipping. The application site is situated on the Western side of Collins Lane and comprises a farmhouse and numerous agricultural buildings. The proposed agricultural building would be sited within the South-western corner of the farmstead adjacent to an existing feed store. The surrounding area comprises agricultural fields, woodland and open countryside. |
| **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 a proposed agricultural storage building. |
| **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 agricultural building would be used for the storage of bedding and machinery in relation to the applicant’s existing agricultural operation. Accordingly, the proposed development is considered to be reasonably necessary for the purposes of agriculture in this instance.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 proposed building would be located on the 48 hectare land parcel which forms the applicant’s agricultural unit**(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;**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 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 1000 square metres, calculated as described in paragraph D.1(2)(a) of this Part;**The ground area covered by the proposed agricultural building would measure 232.4 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;**The proposed agricultural building would not be within 3 Kilometres of the perimeter of an aerodrome**(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;**The highest part of the proposed agricultural building would be 4.89 metres**(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 be located approximately 40 metres from the nearest trunk road or classified road which in this instance is Fiddlers 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;**The proposed agricultural 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**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.**The proposed agricultural building would not be used for storing fuel for or waste from a biomass boiler or an anaerobic digestion system** |
| **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. |