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| **Report to be read in conjunction with the Decision Notice.** | | | | | | | | | | | | |
| **Signed:** | **Officer:** | SH | | **Date:** | | | 31/10/2022 | **Manager:** | | SK | **Date:** | 31.10.22 |
|  | | | | | | | | | | | | |
| **Application Ref:** | | | 3/2022/0928 | | | | | | 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:** | | | | | | Prior notification for a proposed new agricultural building for livestock. | | | | | | |
| **Site Address/Location:** | | | | | | **Black Moss Farm, Elmridge Lane, Chipping, PR3 2NY** | | | | | | |
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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:**  3/2016/0414:  Micro scale, slurry only anaerobic digester. (Approved)  3/2010/0816:  Demolition of the existing building. Erect steel framed agricultural building and cover an outside cattle yard. (Approved)  3/2009/0782:  Steel framed agricultural storage building. (Approved)  3/2009/0225:  To change the use of 4.5 acres of woodland situated on the edge of a farm, into an outdoor laser tag site. There will be no buildings erected or alteration of the woodland. (Approved)  3/2002/0313:  Phase I of a two-phase plan – dairy cattle building, parlour, dairy, office and loose boxes. (Approved)  3/2002/0312:  Phase II of a two-phase plan – covered collecting yard for dairy cattle. (Approved) | | | | | | | | | | | | |
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| **ASSESSMENT OF PROPOSED DEVELOPMENT:** | | | | | | | | | | | | |
| **Site Description and Surrounding Area:**  Black Moss Farm is a dairy farm which is located on the North-Eastern side of Elmridge Lane, which is approximately 1.6 miles north of the settlement of Longridge and 2.2m South-West of the settlement of Chipping. The farm buildings are located at approximately 600m along an access track off Elmridge Lane. The application site is located with the Area of Outstanding Natural Beauty (AONB) on land designated within the open countryside. | | | | | | | | | | | | |
| **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 modern agricultural building situated to the Western side of the agricultural holding. The structure will feature a pitched roof design, measuring approximately 53m in length and around 18m in width. The light ridgeline will have a maximum height of 7.1m, with the eaves falling to 4.5m from ground level. The roof will be constructed from steel sheeting, with the elevations comprising of concrete panels and tanalized timber Yorkshire boards. | | | | | | | | | | | | |
| **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 160 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 agricultural building proposed will be used for the accommodation of livestock, in order to house the calf dairy herd replacements. The building has been designed with the DEFRA codes of conduct for the keeping of dairy cattle, addressing space allowance, feed areas, loafing areas, and ventilation requirements. As such, the proposed outbuilding 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 Black Moss Farm, measuring 160 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 7.1m.***  (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 be used for the accommodation of livestock, however the building will not fall within 400m of the curtilage of a protected building outside of the agricultural holding.***  (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. | | | | | | | |