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| **Report to be read in conjunction with the Decision Notice.** | | | | | | | | | | | | | | |
| **Signed:** | **Officer:** | **EP** | | | | **Date:** | | **30/01/2023** | | **Manager:** | |  | **Date:** |  |
|  | | | | | | | | | | | | | | |
| **Application Ref:** | | | | 2022/1186 | | | | | | |  | | | |
| **Date Inspected:** | | | | N/A | | | **Site Notice:** | | N/A | |
| **Officer:** | | | | EP | | | | | | |
| **DELEGATED ITEM FILE REPORT:** | | | | | | | | | | | **PERMISSION NOT REQUIRED** | | | |
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| **Development Description:** | | | | | Construction of a new general purpose store for farm machinery. | | | | | | | | | |
| **Site Address/Location:** | | | | | Old Farm House Thornley with Wheatley Longridge PR3 2TX | | | | | | | | | |
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| **CONSULTATIONS:** | | | | | **Parish/Town Council** | | | | | | | | | |
| N/A | | | | | | | | | | | | | | |
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| **CONSULTATIONS:** | | | | | **Highways/Water Authority/Other Bodies** | | | | | | | | | |
| **LCC Highways:** | | | | |  | | | | | | | | | |
| N/A | | | | | | | | | | | | | | |
| **CONSULTATIONS:** | | | | | **Additional Representations.** | | | | | | | | | |
| N/A | | | | | | | | | | | | | | |
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| **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:**  **2017/0691:** Proposal to erect a general purpose agricultural store to replace 2 previous buildings**.** (approved with conditions)  **2017/0230:** Proposal to erect an agricultural livestock building. (approved with conditions)  **2016/1184:** Erect a general purpose agricultural building adjoining covered manure store. (permission not required)  **2013/0622:** Erect building to store straw and provide straw bedded youngstock pens. (approved with conditions)  **2013/0621:** Proposal of roof to cover manure store. (approved with conditions)  **2012/0765:** Proposal to erect a 15KW turbine on a 15m mast with 5m blades, total height is 21m. (withdrawn)  **2003/009N:** Replacement general purpose hay and machinery stores. (approved)  **1997/0335:** Extensions and alterations. (approved with conditions)  **1991/0367:** Lambing shed/implement shed. (approved) | | | | | | | | | | | | | | |
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| **ASSESSMENT OF PROPOSED DEVELOPMENT:** | | | | | | | | | | | | | | |
| **Site Description and Surrounding Area:**  The application relates to a Farmstead in the North of Longridge. The application site is located within Thornley with Wheatley within the Forest of Bowland AONB and comprises a farmhouse and numerous agricultural buildings. The proposed agricultural building would be adjacent to an existing outbuilding. | | | | | | | | | | | | | | |
| **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:**  The agricultural holding is 49.5 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 livestock equipment, machinery, inputs and produce 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 49.5 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 approximately 139.1 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 5.6 metres.**  (h) any part of the development would be within 25 metres of a metalled part of a trunk road or classified road;  **The development is not 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 is within 400m of the curtilage of a protected building but as the agricultural building would not be used for the accommodation of livestock or for the storage of slurry or sewage sludge it complies.**  (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.** | | | | | | | | | | | | | | |
| **Highways and Parking:**  The application does not seek to alter the existing site entrance. The entrance to the site is via a farm track leading off the public highway. | | | | | | | | | | | | | | |
| **Other Matters:**  In terms of its siting, design and external appearance, the building would be situated amongst the existing buildings and would appear in keeping with its surroundings. The proposed materials are a steel frame, fibre cement roof with clear plastic roof-lights and concrete panel walls with timber space boarding. The proposed materials match some of the existing agricultural buildings and would be considered sympathetic in appearance and would not cause harm to the visual amenities of the AONB. | | | | | | | | | | | | | | |
| **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 is not required. | | | | | | | | | | | |