|  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| **Report to be read in conjunction with the Decision Notice.** | | | | | | | | | | | | | | |
| **Signed:** | **Officer:** | **LW** | | | | **Date:** | | **07/08/23** | | **Manager:** | | **LH** | **Date:** | **9/8/23** |
|  | | | | | | | | | | | | | | |
| **Application Ref:** | | | | 3/2023/0561 | | | | | | |  | | | |
| **Date Inspected:** | | | | N/A | | | **Site Notice:** | | N/A | |
| **Officer:** | | | | LW | | | | | | |
| **DELEGATED ITEM FILE REPORT:** | | | | | | | | | | | **PERMISSION REQUIRED** | | | |
|  | | | | | | | | | | | | | | |
| **Development Description:** | | | | | Prior notification for proposed extension to agricultural building for storage. | | | | | | | | | |
| **Site Address/Location:** | | | | | Fields Farm Barn, Back Lane, Chipping, PR3 2QA | | | | | | | | | |
|  | | | | | | | | | | | | | | |
| **CONSULTATIONS:** | | | | | **Parish/Town Council** | | | | | | | | | |
| N/A | | | | | | | | | | | | | | |
|  | | | | | | | | | | | | | | |
| **CONSULTATIONS:** | | | | | **Highways/Water Authority/Other Bodies** | | | | | | | | | |
| **LCC Highways:** | | | | | 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) (England) Order 2015 (as amended). | | | | | | | | | | | | | | |
| **Relevant Planning History:**  3/2021/0693: Proposed erection of agricultural building for plant storage and hay/food products (Approved)  3/2021/0650: New agricultural building for plant storage and hay bales. Length 11.76m a width 6.10m. Height to eaves 3.88m. Height to ridge 4.37m (Withdrawn)  3/2018/0734: Agricultural building for sheep housing and shelter (Withdrawn)  3/2017/0308: Formation of new window openings in existing dwelling (Refused and allowed at appeal)  3/2001/0148: Conversion of redundant agricultural barn into single dwelling (Listed Building Consent) (Approved)  3/1996/0550: Conversion of barn into one dwelling, erection of detached garage and new access drive with external works (Approved) | | | | | | | | | | | | | | |
|  | | | | | | | | | | | | | | |
| **ASSESSMENT OF PROPOSED DEVELOPMENT:** | | | | | | | | | | | | | | |
| **Site Description and Surrounding Area:**  The site is comprised of Fields Farm Barn, a barn conversion once associated with the farmhouse of Fields Farm, a Grade II Listed Building. The site is located within the open countryside, over 1.2km south of the defined settlement boundary of Chipping. | | | | | | | | | | | | | | |
| **Proposed Development for which consent is sought:**  The application seeks prior approval for a proposed extension to the existing open fronted agricultural storage building which received retrospective planning consent in 2021.  The proposed extension would measure 4.6m in width and 6.1m in depth, with a slight mono-pitched roof form measuring 2.5m to the eaves and 2.9m to the highest point. To the north-eastern front and south-eastern side elevation of the development a set of timber double doors would be incorporated whilst 1no. window would be featured to the south-western rear elevation. The external elevations of the proposed development would comprise of timber boarding and profiled roof sheeting to match the existing storage building. | | | | | | | | | | | | | | |
| **Other Matters:**  **Whether or not permitted development**  The scheme must satisfy a number of criteria as set out under Schedule 2 Part 6 Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).  The first of those requirements is that the development must be ‘carried out on an agricultural unit of 5 hectares or more’ and be ‘reasonably necessary for the purpose of agriculture within that unit’.  The agricultural holding is 12 hectares in area and the applicant is seeking permission for an extension to the existing agricultural storage building which received retrospective planning consent in 2021. The proposed extension would have a footprint of 28 square metres and would provide storage for additional agricultural machinery.  However, the test of ‘reasonably necessary’ is a core test of the GDPO which requires applicants to demonstrate that the proposed development is needed to support the agricultural activity in operation. Class A requires that an agricultural trade of business must be in operation on the agricultural holding in question, however in this instance, no Agricultural Information Form has been submitted, nor has any information been provided to demonstrate that and agricultural trade or business is currently in operation on the applicant’s land. As such, insufficient evidence has been provided to demonstrate that an agricultural need exists and that the proposed extension would be reasonably necessary for the purposes of agriculture.  Notwithstanding the above, having regard to criteria a) – k), development is not permitted by Class A if –  a) 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 submitted application form states that the area of the parcel of land where the development is to be located is less than 0.4 hectares. The proposed development would therefore fail to comply with the above.**  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;  **No development on this site has been carried out under Class Q or S of Part 3 of this Schedule.**  c) it would consist of, or include the erection, extension or alteration of a dwelling;  **The development does not include any works in relation to a dwelling.**  d) it would involve the provision of a building, structure or works not designated for agricultural purposes;  **The proposal is for an extension to an existing 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, 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 proposed development comprises an extension to an existing agricultural storage building which received full planning consent in 2021. The ground area covered by the proposed extension would measure approximately 28 square metres and would therefore comply with 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;  **The proposed development would not be within 3km 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 development would measure 2.9m.**  h) any part of the development would be within 25 metres of a metalled part of a trunk road or classified road;  **The proposed development 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 use or to be used for the accommodation of livestock or for the storage of slurry or sewage where the building, structure or excavation is, or would be, within 400 metres of the curtilage of a protected building;  **The proposed development would be within 400m of the curtilage of a protected building but as the development would not include the construction of, or the carrying out of any works to a building used for the accommodation of livestock or for the storage of slurry and sewage, it would comply with the above.**  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 storage of fuel or waste from a biomass boiler or 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 400m of the curtilage of a protected building.  **The proposed roof would not be used for storing fuel or waste from a biomass boiler or an anaerobic digestion system.**  **As such, the proposal fails to satisfy all the above criteria and therefore cannot be defined as permitted development.**  **Whether or not prior approval is needed**  In accordance with Condition A2 (2) (i) the Local Authority must determine whether prior approval is required as to the siting, design and external appearance of the proposal.  **Siting and Design/Appearance**  The proposed development would be an extension to an existing storage building and would comprise a relatively modest footprint of 28 square metres. The proposal would also utilise traditional agricultural materials which would match that of the existing building. The proposed extension would therefore be sympathetic in appearance and appropriate to its immediate context.  **As such, prior approval is not required in regard to siting, design or appearance.** | | | | | | | | | | | | | | |
| **Observations/Consideration of Matters Raised/Conclusion:**  The proposed development does not comply with all the required criteria outlined within Schedule 2 Part 6 Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). The applicant has also failed to demonstrate that the proposed development would be reasonably necessary for the purposes of agriculture nor has sufficient evidence been provided to establish that an agricultural trade or business is in operation on the applicant’s agricultural holding. Accordingly, prior approval is refused. | | | | | | | | | | | | | | |
| **RECOMMENDATION**: | | | That prior approval be refused. | | | | | | | | | | | |