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| **Report to be read in conjunction with the Decision Notice.** | | | | | | | | | | | | | |
| **Signed:** | **Officer:** | **LW** | | | **Date:** | | **02/10/2023** | | **Manager:** | | **LH** | **Date:** | **3/10/23** |
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| **Application Ref:** | | | 3/2023/0703 | | | | | | |  | | | |
| **Date Inspected:** | | | N/A | | | **Site Notice:** | | N/A | |
| **Officer:** | | | LW | | | | | | |
| **DELEGATED ITEM FILE REPORT:** | | | | | | | | | | **PERMISSION NOT REQUIRED** | | | |
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| **Development Description:** | | | | Re-location of agricultural machinery storage building 18.3m long, 9m wide, 3.5m to eaves, 5.07m high to ride. | | | | | | | | | |
| **Site Address/Location:** | | | | Little Town Farm, Chipping Road, Thornley, PR3 2TB | | | | | | | | | |
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| **CONSULTATIONS:** | | | | **Parish/Town Council** | | | | | | | | | |
| N/A | | | | | | | | | | | | | |
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| **CONSULTATIONS:** | | | | **Highways/Water Authority/Other Bodies** | | | | | | | | | |
| **LCC Highways:** | | | | N/A | | | | | | | | | |
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| **CONSULTATIONS:** | | | | **Additional Representations.** | | | | | | | | | |
| N/A | | | | | | | | | | | | | |
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| **RELEVANT POLICIES AND SITE PLANNING HISTORY:** | | | | | | | | | | | | | |
| Schedule 2 Part 6 Class B of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). | | | | | | | | | | | | | |
| **Relevant Planning History:**  3/2022/1062: Proposed agricultural workers dwelling and farm office over detached garage (Approved)  3/2019/1066: Extension of the existing dairy building for increased storage of dairy produce (Withdrawn)  3/2019/0515: Application for outline permission for one new farm worker’s dwelling with all matters reserved (Approved)  3/2018/0814: Extension of the existing building for the expansion of the existing café, farm shop and butchery business (Approved)  3/2018/0434: Application for prior notification of agricultural development to create storage space (Permission not required)  3/2015/0252: Extension to existing dairy no change of use (Approved)  3/2014/0336: Non illuminated plastic-coated aluminium sign height 1.9m x 1.38m wide, pole mounted 0.13m from ground level (Refused)  3/2014/0084: Erection of agricultural building 18.2m wide by 22.86m long for calf rearing (Approved)  3/2009/0427: Erection of roof over existing concreted and walled silage clamp within farmyard (Approved)  3/2009/0300: Proposed roof to cover an existing silage store (Permission required)  3/2007/0893: New agricultural livestock building on north side of farmyard (Approved)  3/2006/0992: Additional signs erected onto existing posts, one on the east side of Chipping Road and one on the east side of Longridge Road (Refused)  3/2005/0573: Additional storage space on north west side of existing building (Approved)  3/2005/0538: Non illuminated shop signage (Approved)  3/2004/0207: Secure agricultural storage building adjacent to existing farm buildings (Approved)  3/1999/0226: Modification of condition 2 of 3/1995/0026 (Approved)  3/1998/007N: Agricultural building as replacement for storm damaged barn (Approved)  3/1995/0026: Dwelling for dairy worker (resubmission) (Approved)  3/1994/0707: Extension to cattle housing (Approved)  3/1992/0649: Portal framed building for production, packing and storage of yoghurt (Approved)  3/1990/0406: Agricultural worker’s dwelling (resubmission) (Refused)  3/1989/0928: Agricultural workers dwelling (Refused)  3/1989/0585: Extension to cow cubicle building and silage clamp (Approved) | | | | | | | | | | | | | |
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| **ASSESSMENT OF PROPOSED DEVELOPMENT:** | | | | | | | | | | | | | |
| **Site Description and Surrounding Area:**  The site is comprised of Little Town Farm, an agricultural complex which incorporates numerous agricultural buildings and dwellinghouses accessed off Elm Brow. The farmstead is located within the open countryside, over 800m north of the defined settlement area of Longridge, and partially within the Forest of Bowland Area of Outstanding Natural Beauty which extends northwards of the farmstead. | | | | | | | | | | | | | |
| **Proposed Development for which consent is sought:**  The application seeks a determination as to whether the Council’s prior approval is required for the demolition and re-location of an agricultural building.  The proposed building would measure 18.3m by 9m and would feature a pitched roof form measuring approximately 5.1m to the ridge, with the eaves falling to 3.5m. The building would comprise dark green profiled metal cladding to the external walls and roof and would incorporate roof lights for natural light. The proposal would provide storage for seasonal agricultural machinery, sited away from public access and in a more secure setting than the existing building.  As part of the overall development, an area of hardstanding would also be constructed which would extend 6m beyond the southern elevation of the proposed building to adjoin with the existing access track. | | | | | | | | | | | | | |
| **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 198.3 hectares in area and the proposal is for an agricultural building to store seasonal machinery. Accordingly, the proposed development is considered to be reasonably necessary for the purpose of agriculture in this instance.**  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 development would be carried out on the main parcel of land forming the agricultural unit which has an area greater than 1 hectare.**  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 the construction of an agricultural building for the storage of farm machinery.**  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 ground area covered by the proposed building would measure approximately 164.7 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 approximately 5.1m.**  h) any part of the development would be within 25 metres of a metalled part of a trunk road or classified road;  **The proposed 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 used 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, however the proposed building would not be used for the accommodation of livestock or for the storage of slurry or sewage.**  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 for 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 for or waste from a biomass boiler or an anaerobic digestion system.**  **The proposal satisfies criteria a) – k) and therefore is 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 building would be situated to the south-east of the farmstead, approximately 400m from the main farmyard, within the Forest of Bowland Area of Outstanding Natural Beauty and in close proximity to the Public Right of Way network. Despite this, the proposal would be located adjacent to existing agricultural buildings sited on neighbouring farmland and would be accessed via an existing track. The proposed building would therefore be located in an agricultural context and would not appear an anomalous or unsympathetic addition to the surrounding landscape. The proposal would also utilise traditional agricultural materials, including dark green profiled metal cladding, and would therefore appear appropriate to its immediate context. The proposed development would therefore be sympathetic in appearance and in keeping with its surroundings.  It is noted that at least 1no. tree would be removed in order to facilitate the siting of the proposed building, with several others also likely to be impacted by the development. However, these trees are not protected and are not considered to be of high ecological or amenity value. It is therefore not anticipated that the proposed removal would be of significant detriment to the surrounding landscape. In addition to this, replacement tree planting is proposed to the north of the proposed building which would also provide additional visual screening, further reducing the impact of the proposed development upon the AONB landscape.  **As such, prior approval is not required in regard to siting or design and appearance.** | | | | | | | | | | | | | |
| **Observations/Consideration of Matters Raised/Conclusion:**  The proposed development meets all the criteria set out within Schedule 2 Part 6 Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). The siting and design/appearance of the proposal would also be considered acceptable for the reasons stated above. Prior approval is therefore not required. | | | | | | | | | | | | | |
| **RECOMMENDATION**: | | | Prior approval not required. | | | | | | | | | | |