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| **Report to be read in conjunction with the Decision Notice.** | | | | | | | | | | | | | | | |
| **Signed:** | **Officer:** | LW | | | | **Date:** | | 14/10/24 | | **Manager:** | | **LH** | | **Date:** | **15/10/24** |
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| **Application Ref:** | | | 3/2024/0786 | | | | | | | |  | | | | |
| **Date Inspected:** | | | N/A | | | | **Site Notice:** | | N/A | |
| **Officer:** | | | LW | | | | | | | |
| **DELEGATED ITEM FILE REPORT:** | | | | | | | | | | | **Decision** | | **PERMISSION NOT REQUIRED** | | |
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| **Development Description:** | | | | | Prior notification for covered animal gathering/ handling yard consisting of steel portal framed building under profile sheet roofing with poured concrete flooring 13.71m x 13.71m including associated area of external yard concreting 46, x 4m. | | | | | | | | | | |
| **Site Address/Location:** | | | | | New Laund Farm, Little Bowland Road, Chipping, BB7 3BN | | | | | | | | | | |
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| **CONSULTATIONS:** | | | | | **Parish/Town Council** | | | | | | | | | | |
| N/A | | | | | | | | | | | | | | | |
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| **CONSULTATIONS:** | | | | | **Highways/Water Authority/Other Bodies** | | | | | | | | | | |
| 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 and (Amendment) Order 2018 | | | | | | | | | | | | | | | |
| **Relevant Planning History:** 3/2024/0555: Prior notification for covered animal gathering/ handling yard consisting of steel portal framed building under profile sheet roof with poured concrete flooring 13.71m by 13.71m including associated area of external yard concreting 46m by 4m (Permission Required).3/2018/0703: Listed Building Consent to repair wall and install an appropriate anchor system to pin the wall back to the farmhouse to ensure that it is structurally stable (Approved).3/2007/0553: Steel framed building with double pitch roof (Permission not required).3/1999/015N: Timber framed sheep building (Approved). | | | | | | | | | | | | | | | |
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| **ASSESSMENT OF PROPOSED DEVELOPMENT:** | | | | | | | | | | | | | | | |
| **Site Description and Surrounding Area:**  The application relates to an established farmstead known as New Laund Farm, accessed via a private access track off Little Bowland Road and comprising numerous agricultural buildings and a Grade II Listed farmhouse. The site to which the application relates is located within the Forest of Bowland National Landscape, approximately 4.8km north-east of the defined settlement limits of Chipping and 2.9km south-west of Dunsop Bridge, and directly adjacent the New Laund Hill Biological Heritage Site. | | | | | | | | | | | | | | | |
| **Proposed Development for which consent is sought:**  The applicant seeks a determination as to whether the Council’s prior approval is required for the construction of a proposed agricultural building to be utilised as a covered animal gathering/ handling yard and external yard concreting.  The proposed building would measure 13.71m by 13.71m with an eaves and ridge height of 4.26m and 6.1m respectively. The front elevation of the proposal would incorporate sheet clad galvanised steel gates, with the remaining elevations comprising concrete panels to a height of 2m with timber space boarding to the eaves. Juniper Green profile steel sheets would be featured to the roof. | | | | | | | | | | | | | | | |
| **Whether or not permitted development**  The scheme must satisfy a number of criteria as set out under Class A of Part 6 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended 2018).    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 purposes of agriculture within that unit’.  **The agricultural holding is 401 hectares in area and the proposal is for an agricultural building to be utilised as a covered animal gathering/ handling yard, as well as an area of external yard concreting. The submitted application form states the proposed building would enable the enclosure of existing stock handling yards and facilities which are essential infrastructure to enable the safe and efficient handling of livestock in the interest of animal welfare, as well as a reduction in diffuse water pollution by preventing rainwater falling on areas where livestock have been handled. Furthermore, the proposed concreting would be located at the primary entrance point of the yard area which sees a high volume of traffic. The current entrance consists of partial gravel and broken concrete which is difficult to maintain and clean. The proposed renewal of the existing access would therefore allow the area to be better maintained and cleaned.**  **Accordingly, the proposed development is considered to be reasonably necessary for the purposes of agriculture in this instance.**  Having regard to criteria a) – k), 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 submitted application form states that the area of the parcel of land where the development is to be located is greater than 1 hectare in area.**  (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 the site has been carried out under Class Q or S of Part 3 of this Schedule within the last 10 years.**  (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 designed for agricultural purposes;  **The proposal comprises an agricultural building to provide a covered livestock gathering/ handling area and yard concreting.**  (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 would exceed 1,000 square metres; or  (ii) any building erected or extended or altered by virtue of Class A, would exceed 1,500 square metres, calculated as described in paragraph D.1(2)(a) of this Part;  **The ground area covered by the proposed structure would measure approximately 188sqm, whilst the area covered by the proposed concreting would measure 180sqm.**  (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 building is not within 3km 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 maximum height of the proposed structure would measure 6.1m**  (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 sludge where the building, structure or excavation is, or would be, within 400 metres of the curtilage of a protected building;  **The proposed development would not be within 400 metres of the curtilage of a protected building.**  (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 building 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**  The proposed development would be sited within the main yard area of the farmstead, comprising numerous existing agricultural buildings and associated hardstanding, along with a Grade II Listed farmhouse. The proposal would therefore be read in context with the existing agricultural built form on site and would not appear an incongruous or anomalous addition to the application site or surrounding area. Given the established use of the site as an agricultural farmstead, it is also not anticipated that the proposal would result in any detrimental impact upon the significance of the Listed Building.  The proposal would be sited within close proximity to New Laund Hill Biological Heritage Site, as well as an existing cluster of mature trees. However, the proposed development does not propose the removal of any trees, nor would it be sited within the Root Protection Zones with the building to be sited within the existing farmyard area associated with New Laund Farm and on the footprint of two former agricultural buildings which have recently been removed due to storm damage and structural safety concerns. It is therefore not anticipated that the proposed works would result in any undue impact upon trees.  Furthermore, the New Laund Hill BHS is noted for its grassland characteristics. The proposed building would be sited entirely outside of the designated BHS boundary and no groundwork or construction work in relation to the proposed building or yard concreting or the subsequent use of the development would be carried out within the boundary of the BHS. In view of the above, it is not considered that the development would have any negative impact upon the BHS.  **As such, prior approval is not required in terms of siting.**  **Design / Appearance**  The size, design and materials of the proposed building would be typical of a covered livestock gathering/ handling area and would be similar in appearance to the existing agricultural buildings within the farmyard. The proposed concreting would also appear consistent with the other areas of hardstanding within the farmstead. In this respect, it is not considered that the proposed development would appear an anomalous or out keeping addition to the surrounding landscape in this particular instance.  **As such, prior approval is not required in terms of design and appearance.** | | | | | | | | | | | | | | | |
| **Observations/Consideration of Matters Raised/Conclusion:**  The proposal complies with all the criteria set out within Schedule 2, Part 6, Class A of the Town and Country Planning (General Permitted Development) Order 2015 and is therefore defined as permitted development. The siting and design/ appearance of the building are also considered to be acceptable for the reasons stated above. | | | | | | | | | | | | | | | |
| **RECOMMENDATION**: | | | | Prior Approval Not Required. | | | | | | | | | | | |