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| **Report to be read in conjunction with the Decision Notice.** | | | | | | | | | | | | | | | |
| **Signed:** | **Officer:** | LW | | | | **Date:** | | 06/03/25 | | **Manager:** | | **KH** | | **Date:** | **07/03/25** |
|  | | | | | | | | | | | | | | | |
| **Application Ref:** | | | 3/2025/0119 | | | | | | | |  | | | | |
| **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 an open concrete wall silo clamp with one side wall and one end wall. | | | | | | | | | | |
| **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** | | | | | | | | | | |
| 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:** 3/2023/0703: Re-location of agricultural machinery storage building 18.3m long, 9m wide, 3.5m to eaves, 5.07m high to ridge (Permission not required).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detached garage (Approved)3/2019/1066: Extension of the existing dairy building for increased storage of dairy produce (Withdrawn)3/2019/0515: Application for outline permission for one new farm worker’s dwelling with all matters reserved (Approved)3/2018/0814: Extension of the existing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 northwest 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 application relates to Little Town Farm, an agricultural complex with incorporates numerous agricultural buildings and dwellings 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 National Landscape 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 construction of an open concrete wall silo clamp with one side wall and one end wall. The proposal would measure 55m by 18m with a maximum height of 3.7m and would be constructed from reinforced shuttered concrete walls. | | | | | | | | | | | | | | | |
| **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’. To qualify as an ‘agricultural unit’ the land must be used in agriculture for the purposes of a trade of businesses.  **The agricultural holding is 162 hectares in area and the proposal is for an** **open silo clamp comprising one side wall and one end wall.** **The submitted information states that the proposal is required to increase silage storage capacity to accommodate the expansion of the dairy farm enterprise. 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 development would be carried out on a parcel of land which 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 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 designed for agricultural purposes;  **The proposal is for the construction of an open, concrete walled silage clamp.**  (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 1000 square metres; or  (ii) any building erected or extended or altered by virtue of Class A, would exceed 1500 square metres, calculated as described in paragraph D.1(2)(a) of this Part;  Paragraph D.1(2)(a) states that an area ‘calculated as described in paragraph D.1(2)(a)’ comprises the ground area which would be covered by the proposed development, together with the ground area of any building (other than a dwelling), or any structure, works, plant, machinery, ponds or tanks within the same unit which are being provided or have been provided within the proceeding two years and any part of which would be within 90 metres of the proposed development.  **The ground area covered by the proposed building would measure approximately 990 square metres. It is noted that an additional agricultural building received prior approval under application reference in 3/2023/0703 in October 2023. However, this building measured approximately 165 square metres and is sited in excess of 90 metres away from the proposed development. As such, the proposal complies 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 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 highest part of the proposed development would measure 3.7m.**  (h) any part of the development would be within 25 metres of a metalled part of a trunk road or classified road;  **The proposal 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 used for the accommodation of livestock or for the storage of slurry or sewage sludge.**  (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 development 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 is therefore 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 sited within the main farmstead and adjacent to existing agricultural buildings. The proposal would therefore be viewed in an agricultural context and would not read as an incongruous or anomalous addition to the surrounding landscape. The proposal would also utilise traditional agricultural materials, including concrete walls, and would therefore appear appropriate to its immediate context.  The proposal would obstruct an existing Public Right of Way (FP27). However, it is noted that the existing earth banked silo already appears to encroach onto the footpath, causing the definitive route of the PROW to be inaccessible in this location. As such, whilst the affected footpath would need to be formally diverted, there is currently no reason to believe that an acceptable alternative route cannot be achieved through this part of the farm.  **As such Prior approval is not required with respect to siting and design/ 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) Order 2015 and is therefore defined as permitted development. The siting and design/ appearance would also be considered acceptable for the reasons stated above. As such, prior approval is not required. | | | | | | | | | | | | | | | |
| **RECOMMENDATION**: | | | | Prior Approval Not Required. | | | | | | | | | | | |