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| **Report to be read in conjunction with the Decision Notice.** | | | | | | | | | | | | | | | |
| **Signed:** | **Officer:** | LW | | | | **Date:** | | 17/04/25 | | **Manager:** | | **LH** | | **Date:** | **22/4/25** |
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| **Application Ref:** | | | 3/2025/0247 | | | | | | | |  | | | | |
| **Date Inspected:** | | | N/A | | | | **Site Notice:** | | N/A | |
| **Officer:** | | | LW | | | | | | | |
| **DELEGATED ITEM FILE REPORT:** | | | | | | | | | | | **Decision** | | **PRIOR APPROVAL NOT REQUIRED** | | |
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| **Development Description:** | | | | | Proposed agricultural building for livestock (calf rearing) 32m long, 15.24m wide, 7.07m high to ridge, 4.57m high to eaves. | | | | | | | | | | |
| **Site Address/Location:** | | | | | Carr Side Farm, Rock Brow, Chipping, PR3 2TS. | | | | | | | | | | |
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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:** 3/2006/0247: Proposed external horse walker fenced with post and rail fencing (Approved).3/2004/0036: Erection of stabled and indoor riding arena, laying out of parking area and formation of rear access with use as livery (Approved). | | | | | | | | | | | | | | | |
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| **ASSESSMENT OF PROPOSED DEVELOPMENT:** | | | | | | | | | | | | | | | |
| **Site Description and Surrounding Area:**  The application relates to Carr Side Farm, an agricultural complex which incorporates numerous agricultural buildings and a farmhouse, accessed off Rock Brow. The farmstead is located approximately 2km south-east of the defined settlement area of Chipping and within the Forest of Bowland National Landscape. | | | | | | | | | | | | | | | |
| **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 a proposed livestock building measuring 32m by 15.2m, with an eaves and ridge height of 6m and 4.5m respectively. The building would be a steel portal structure with pre-cast concrete panels and green metal cladding to the external elevations and a grey fibre cement roof covering. | | | | | | | | | | | | | | | |
| **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 submitted supporting statements states that the agricultural holding extends 116 hectares in area and supports livestock enterprise comprising approximately 328 dairy cows.  The statement goes on to state that the applicant requires a new purpose-built livestock building for the housing and rearing of calves produced by the adult female dairy cattle in order to ensure continued compliance with the relevant UK Government regulations for the keeping and housing of livestock. It is stated that the requirement is encouraged by the Governments Farming Transformation Fund which provides grant funding to eligible farmers wishing to provide specialist calf housing.  **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 the main 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 a livestock 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 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;  **The ground area covered by the proposed building would measure approximately 488 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 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 building would measure 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 proposal would not be within 25 metres of a metalled pat of 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 development would be used for the accommodation of livestock; however, the building would be sited 400m away from the nearest residential dwelling, excluding the farmhouse associated with agricultural holding.**  (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**  The proposed development would be sited to the rear of 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.  **As such Prior approval is not required in terms of siting.**  **Design / appearance**  The proposed building would utilise traditional agricultural materials, including concrete panels and green metal cladding to the external elevations and a grey fibre cement roof. The development would therefore appear appropriate to its immediate context.  **As such Prior approval is not required in terms of 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) 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. | | | | | | | | | | | |