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| **Report to be read in conjunction with the Decision Notice.** | | | | | | | | | | | | | | | |
| **Signed:** | **Officer:** | LW | | | | **Date:** | | 24/04/25 | | **Manager:** | | **LH** | | **Date:** | **25/4/25** |
|  | | | | | | | | | | | | | | | |
| **Application Ref:** | | | 3/2025/0250 | | | | | | | |  | | | | |
| **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 proposed agricultural storage building 23m long, 19.34m wide, 7.55m high to ridge, 4.84m high to eaves. | | | | | | | | | | |
| **Site Address/Location:** | | | | | Land adj to Little Bowland Road, Chipping, PR3 2HB. | | | | | | | | | | |
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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:** 3/2022/0843: Prior notification for five sections of proposed agricultural roads (Permission not Required).3/2020/1054: Proposed concrete hard standing (Permission not Required).3/2015/0951: Roofing over existing sheep handling area and creation of new livestock housing (Approved). | | | | | | | | | | | | | | | |
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| **ASSESSMENT OF PROPOSED DEVELOPMENT:** | | | | | | | | | | | | | | | |
| **Site Description and Surrounding Area:**  The application relates to an agricultural field located to the east of Little Bowland Road, which currently features an existing livestock and handling building and associated hard standing. The site to which the proposal relates is located within the Forest of Bowland National Landscape approximately 2.7km north-east of the defined settlement area of Chipping. | | | | | | | | | | | | | | | |
| **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 agricultural storage building.  The building would measure 23m by 19.3m with an eaves and ridge height of 4.8m and 7.5m respectively and would be constructed from concrete panels, timber boarding and natural grey profile cement roof sheeting. | | | | | | | | | | | | | | | |
| **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 agricultural land comprised in an agricultural unit of 5 hectares or more’ and be ‘reasonably necessary for the purposes of agriculture within that unit’.  To qualify as ‘Agricultural land’ the land must be used in agriculture for the purposes of a trade or business.  The submitted supporting information states that the applicant’s agricultural holding is 526 hectares in area, comprising 81 hectares of owned land and an additional 446 hectares of rented land. The land use is largely pasture and meadow, serving 1,200 sheep, 2,400 lambs and 30 beef cows. The supporting information states that the proposed building is required for the indoor storage of fodder and bedding to reduce plastic usage arising from outdoor storage.  **Accordingly, the proposed development is considered to be carried out on agricultural land and 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 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 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 422 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 7.5 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 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 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) lane 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 building would be sited adjacent the existing livestock building and therefore would not read as an incongruous or anomalous addition to the surrounding landscape. The proposal would also utilise traditional agricultural materials including concrete panels, timber boarding and fibre cement roof sheeting, and would therefore appear appropriate to its immediate context.  **As such Prior approval is not required in terms of 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. | | | | | | | | | | | |