

Report to be read in conjunction with the Decision Notice.

Application Ref:	3/2020/1086	 Ribble Valley Borough Council www.ribblevalley.gov.uk
Date Inspected:	~	
Officer:	RB	
DELEGATED ITEM FILE REPORT:		APPROVAL

Development Description:	Prior notification for proposed agricultural building for storage.
Site Address/Location:	Land to the rear of Hollins House, Catlow Road, Slaidburn, BB7 3AQ

RELEVANT POLICIES AND SITE PLANNING HISTORY:

The Town and Country Planning (General Permitted Development) (England) Order 2015 to consider is Schedule 2 Part 6 Agricultural Buildings and Operations Class A.

Relevant Planning History:

No relevant site history.

ASSESSMENT OF PROPOSED DEVELOPMENT:

Site Description and Surrounding Area:

The application site is located to the north of Hollins House. The application site is located approximately 3km north of Slaidburn.

Proposed Development for which consent is sought:

This application seeks a determination as to whether the Council's prior approval of details will be required for a proposed agricultural building measuring approximately 30m by 12m with a ridge and eaves height of approximately 7m and 5.4m respectively.

Other Matters:

In order to be permitted development, the agricultural building needs to satisfy a number of criteria as comprised in Part 6, Class A of the Town and Country Planning (General Permitted Development) Order 2015. The first of those requirements is that the development must be 'reasonably necessary for the purposes of agriculture within that unit'. The proposed agricultural building will be used for the storage of animal feed and farm machinery as there are no agricultural buildings available in this location with the main farm holding being located within Dunsop Bridge. It is considered that a building in this location is reasonably required for the purposes of agriculture.

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 parcel of land is not less 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;

Development under Class Q or S of Part 3 (changes of use) has not been carried out.

(c) it would consist of, or include, the erection, extension or alteration of a dwelling;
(d) it would involve the provision of a building, structure or works not designed for agricultural purposes;

It would not include any of the above.

(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 or 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;

It would not include any of 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;
(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;

It would not include any of the above.

(h) any part of the development would be within 25 metres of a metalled part of a trunk road or classified road;

The agricultural building 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 agricultural building would not be used for accommodating livestock and 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
(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 include any of the above.

Observations/Consideration of Matters Raised/Conclusion:

As such, the proposal meets the above criteria to be permitted development and planning permission is not required.

RECOMMENDATION:

That prior approval is not required.