

Report to be read in conjunction with the Decision Notice.

Application Ref:	3/2021/0029	 Ribble Valley Borough Council www.ribblevalley.gov.uk
Date Inspected:	20/01/2021	
Officer:	RB	
DELEGATED ITEM FILE REPORT:		APPROVAL

Development Description:	Agricultural building for housing, feed and machinery
Site Address/Location:	Land to the south of Stella Maris, Alston Lane, Longridge, PR3 3BN

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 south of Stella Maris on Alston Lane, Longridge.

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 13m by 12m with a ridge and eaves height of approximately 5.78m and 3.6m 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 provide storage and livestock housing and is therefore considered reasonably required for the purposes of agricultural.

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 be within 400m of a protected building and would be used for the accommodation of livestock.

Condition A.2 (a) states that development is permitted by class A for the accommodation of livestock within 400m of the curtilage of a protected building in exceptional circumstances describe in paragraph D.1 (3).

D.1 (3) states that these circumstances for this Part are—

- (a) that no other building is suitable or structure, 400m or more from the curtilage of a protected building, is available to accommodate livestock; and
- (b) (i) that the need to accommodate livestock arises from quarantine requirements, or an emergency due to another building or structure in which livestock could otherwise be accommodated being unavailable because it has been damaged or destroyed by a fire, flood or storm; or
- (ii) in the case of animals normally kept outdoors, they require temporary accommodation in a building or other structure because they are sick or giving birth or newly born, or to provide shelter against extreme weather conditions.

In addition to the use of the building as machinery storage and feed storage the proposed building will be used as temporary livestock accommodation during lambing time. Therefore, it is considered that the development meets one of the exceptional circumstances described by D.1 (3)

(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:

The materials proposed are typical of this type of development and would appear in keeping with the surrounding area and would not have any undue adverse impact on the surrounding landscape. 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.