

**Report to be read in conjunction with the Decision Notice.**

|                                    |             |                                                                                                                                                                                                |
|------------------------------------|-------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Application Ref:</b>            | 3/2021/0052 | <br>Ribble Valley<br>Borough Council<br><a href="http://www.ribblevalley.gov.uk">www.ribblevalley.gov.uk</a> |
| <b>Date Inspected:</b>             | 12/02/2021  |                                                                                                                                                                                                |
| <b>Officer:</b>                    | RB          |                                                                                                                                                                                                |
| <b>DELEGATED ITEM FILE REPORT:</b> |             | <b>APPROVAL</b>                                                                                                                                                                                |

|                                 |                                                        |
|---------------------------------|--------------------------------------------------------|
| <b>Development Description:</b> | Proposed storage building                              |
| <b>Site Address/Location:</b>   | Land at Coronation Wood, Off Clitheroe Road, Chaigley. |

**RELEVANT POLICIES AND SITE PLANNING HISTORY:**

The Town and Country Planning (General Permitted Development) (England) Order 2015 to consider is Schedule 2 Part 6 Forestry Developments Class E

**Relevant Planning History:**

No site history.

**ASSESSMENT OF PROPOSED DEVELOPMENT:**

**Site Description and Surrounding Area:**

The application site lays approximately 4.5km north east of Hurst Green. The area is predominantly agricultural in nature with the occasional farmstead and rural dwelling.

**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 forestry building. The building will measure 22m by 10m and will have a pitched roof measuring 3.75m at the eaves and 5.2m at the ridge.

**Other Matters:**

In order to be permitted development, the Forestry building needs to satisfy a number of criteria as comprised in Part 6, Class E 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 forestry, including afforestation'. The proposed building will be used for storage of machinery associated with replanting of the woodland that was previously felled due to disease. The building is required as the equipment is currently stored outside or in a temporary storage container.

Development is not permitted by Class E if –

(a) it would consist of, or include, the erection, extension or alteration of a dwelling;

**It would not consist of the erection, extension or alteration of a dwelling**

(b) 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 works are not within 3kilometres of any aerodrome**

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

**The building would not be within 25 metres of a metalled part of a trunk road or classified road.**

(d) any building for storing fuel for, or waste from, a biomass boiler or an anaerobic digestion system would be used for storing waste not produced by that boiler or system or for storing fuel not produced on land which is occupied together with that building for the purposes of forestry.

**The development would not consist of 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