


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

<b>Application Ref:</b>	3/2021/0274	 Ribble Valley Borough Council <a href="http://www.ribblevalley.gov.uk">www.ribblevalley.gov.uk</a>
<b>Date Inspected:</b>	~	
<b>Officer:</b>	AB	
<b>DELEGATED ITEM FILE REPORT:</b>		<b>REFUSED</b>

<b>Development Description:</b>	Proposed one agricultural building - in lieu of approval 3/2020/0364 which will not be built.
<b>Site Address/Location:</b>	Greenbanks Farm Green Lane Grindleton Road Grindleton BB7 4QJ

**RELEVANT POLICIES AND SITE PLANNING HISTORY:**

Schedule 2 Part 6 Class A of the Town and Country Planning (General Permitted Development) Order 2015.

**ASSESSMENT OF PROPOSED DEVELOPMENT:**

**Observations/Consideration of Matters Raised/Conclusion:**

This application seeks a determination as to whether the Council's prior approval of details will be required for a new agricultural building at Greenbanks Farm Green Lane Grindleton Road Grindleton BB7 4QJ.

In this particular instance the relevant part of The Town and Country (General Permitted Development) Order 2015 to consider is Schedule 2 Part 6 Agricultural and Forestry Class A.

In order to be permitted development, the development 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'.

Based on the submission, at present there is no agricultural use of the land for the purposes of a trade or business. There is no livestock, machinery or buildings present on the land. As such, the applicant does NOT benefit from Class A permitted development rights and planning consent is required.

Notwithstanding the above, the development proposals have been assessed against the requirements of Part 6, Class A.

The ground area of the development comprising the proposed building and hardstanding area denoted on the submitted plans would exceed 1,000 square metres, calculated as described in paragraph D.1(2)(a) of Part 6.

The development also would include the erection of a building to be used for the accommodation of livestock within 400 metres of the curtilage of a protected building, Greenbank Cottage.

As such, the development does not accord with criteria A.1 (e) and (i) of Schedule 2 Part 6 Class A.

<b>RECOMMENDATION:</b>	Planning permission is required.
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