

Report to be read in conjunction with the Decision Notice.							
Signed:	Officer:		Date:		Manager:		Date:
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Application Ref:	3/2021/0441	 Ribble Valley Borough Council www.ribblevalley.gov.uk
Date Inspected:	N/A	
Officer:	RB	
DELEGATED ITEM FILE REPORT:		Decision APPROVAL

Development Description:	Application for a prior notification of a proposed agricultural building to cover sheep handling pens to prevent effluent run off.
Site Address/Location:	Sudells Farm, North Cote, Langho, BB6 8BD

CONSULTATIONS:	Parish/Town Council
N/A	

CONSULTATIONS:	Highways/Water Authority/Other Bodies
N/A	
CONSULTATIONS:	Additional Representations.
None	

RELEVANT POLICIES
Part 6, Class A of the Town and Country Planning (General Permitted Development) Order 2015
Relevant Planning History
N/A

ASSESSMENT OF PROPOSED DEVELOPMENT:
Site Description and Surrounding Area: The application site is located in Langho. The farm is known as Sudells Farm and the total area of the holding is approximately 24 hectares. The applicant currently has 140 ewes, 3 tups and 70 beef cows on the holding.

Proposed Development for which consent is sought:

The application seeks a determination as to whether the prior approval of the local planning authority is required for a steel framed agricultural building with fibre cement sheet roof. The building will measure 19.5m by 8m and have a maximum height of 4.1m. The building will provide a covered area for sheep handling.

Other Matters:

The agricultural holding is 24 hectares in area. In order to be permitted development, the proposal 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 building will provide a covered sheep handling area and the building will minimise the effect on the environment by reducing water pollution. As such it is considered that the building is reasonably necessary 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 proposal is located on a parcel of land that measures over 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 within the last 10 years.

(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;

Prior approval was granted in 2018 for an agricultural building that has a total floor space of 648sqm (3/2018/1026). This building was constructed in 2019. This prior notification relates to a building with a footprint of 166sqm. Therefore the development falls within the 1000sqm limit.

(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;

It would not include any of the above.

(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 building is over 25m from the nearest highway.

(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 proposal does not consist of any of the above.

(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 proposal meets all of the criteria set out within Part 6, Class A of the Town and Country Planning (General Permitted Development) Order 2015; therefore, prior approval is not required.

RECOMMENDATION:

Prior approval not required.