

Report to be read in conjunction with the Decision Notice.							
<b>Signed:</b>	<b>Officer:</b>		<b>Date:</b>		<b>Manager:</b>		<b>Date:</b>
<b>Site Notice displayed</b>		<b>Photos uploaded</b>					

<b>Application Ref:</b>	3/2021/0499	 <b>Ribble Valley Borough Council</b> <a href="http://www.ribblevalley.gov.uk">www.ribblevalley.gov.uk</a>
<b>Date Inspected:</b>	N/A	
<b>Officer:</b>	RB	
<b>DELEGATED ITEM FILE REPORT:</b>		<b>Decision</b> <b>APPROVAL</b>

<b>Development Description:</b>	Application for a prior notification of a proposed agricultural building.
<b>Site Address/Location:</b>	Windy Pike Farm, Cartes Lane, Ellenthorne, Paythorne, BB7 4HZ

<b>CONSULTATIONS:</b>	<b>Parish/Town Council</b>
N/A	

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

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

<b>ASSESSMENT OF PROPOSED DEVELOPMENT:</b>
<b>Site Description and Surrounding Area:</b>  The application site is located in Paythorne The farm is known as Windy Pike Farm and the total area of the holding is approximately 57 hectares. The applicant currently has 190 ewes, 4 other sheep, 50 beef cows, 2 Bulls and 40 other cattle 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 18.3m by 13.7m and have a maximum height of 6.5m. The building will be used for storage of machinery and feed.

**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;

**It would not exceed 1000 square metres.**

(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 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 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.