

Officer Signature Linda Ashcroft	Chair of Planning Committee/ Director Planning and Development
Date 16 March 2021	Date

DELEGATED REPORT PREPARED ON 16 March 2021 BY MRS LINDA ASHCROFT

APPLICATION NO 07/2021/00149/ADE

SITE HILTONS FARM LAND AND BUILDINGS TO THE REAR OF HILTONS FARM JANE LANE MIDGE HALL LEYLAND LANCASHIRE PR26 6TQ

APPLICATION SITE AND SURROUNDING AREA

The application relates to agricultural land set to the rear of Hiltons Farm, Jane Lane which is situated within an area of land defined by Policy G1 (Green Belt) in the South Ribble Local Plan.

SITE HISTORY

There are a number of applications within the site area edged in 'blue'; these are as follows:

07/1998/0699 – Change of use from agricultural to mixed use of agricultural and agricultural engineering and fabrication of agricultural buildings. Approved

07/1998/0107 – Erection of two storey extension to rear together with other alterations. Approved

07/1999/0622 – Change of use of building from industrial use to domestic garage and stables. Refused

07/2000/0718 – Erection of conservatory to front. Formation of 2 no. dormers to front. Approved – (Hesketh Farm, 6 Jane Lane)

07/2005/0861 – Erection of steel portal frame building for livestock. Approved

07/2007/0358/FUL – Erection of steel frame building to house livestock. Approved

PROPOSAL

The application is to determine if prior approval is required for the erection of an agricultural building for the storage of agricultural machinery, including but not limited to, tractors, trailers, haybob, gates and fencing equipment.

The building measures 18.28m in length by 9.14m, 3.65m to the eaves and a ridge height of 4.87m. The building will consist of a steel portal frame with concrete panel walls with Yorkshire board cladding up to eaves height; the roof will consist of fibre cement roof sheeting.

REPRESENTATIONS

A site notice has been posted with no representations having been received.

CONSULTATION REPLIES

No consultations have been carried out.

MATERIAL CONSIDERATIONS

The application is to determine if prior approval is required for a proposed agricultural building under the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) – Schedule 2, Part 6, Class A which relates to agricultural development on units of 5 hectares or more. The application form confirms that the entire agricultural unit is 16.2 hectares

and that the parcel of land where the development is to be located is more than 1 hectare; the parcel of land is some 5 hectares.

Prior approvals are used to confirm that a building does not require planning permission as it complies with the relevant 'Permitted Development' criteria. It is therefore purely a technical exercise to determine if the relevant permitted development criteria is met and there is no requirement for the applicant to provide further details.

The application form confirms that an agricultural building has not been constructed on this unit within the last two years.

The building will not be used to house livestock, slurry or sewage sludge and is required for the storage of agricultural machinery, including but not limited to, tractors, trailers, haybob, gates and fencing equipment. The building will not exceed 1000 sq m and will be set more than 25m from a metalled part of trunk or a classified road. The proposed development is not within 3km of an aerodrome nor will it exceed 12m in height.

CONCLUSION

The proposal satisfies the requirements of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) – Schedule 2, Part 6 and therefore prior approval is not required.

POLICY CONSIDERATIONS

Not applicable

RECOMMENDATION

Prior approval not required