Report to be read in conjunction with the Decision Notice.								
Signed:	**Officer:**	MC	**Date:**	20/06/2025	**Manager:**	**LH**	**Date:**	**23/6/25**

Application Ref:	3/2025/0425			Ribble Valley Borough Council www.ribblevalley.gov.uk
Date Inspected:	20/06/2025	**Site Notice:**	N/A	
Officer:	MC			
DELEGATED ITEM FILE REPORT:				**Decision** **PRIOR APPROVAL NOT REQUIRED**

Development Description:	Prior approval of an extension to existing agricultural building for hay and straw.
Site Address/Location:	Land off Longridge Road, Hurst Green, BB7 9QP

CONSULTATIONS:	**Parish/Town Council**
N/A	

CONSULTATIONS:	**Highways/Water Authority/Other Bodies**
N/A	
CONSULTATIONS:	**Additional Representations.**
N/A	

RELEVANT POLICIES AND SITE PLANNING HISTORY:

Schedule 2, Part 6, Class A of the Town and Country Planning (General Permitted Development) Order 2015 and (Amendment) Order 2018

Relevant Planning History:

3/2025/0134
Proposed general purpose agricultural storage building for feed and machinery and extension to hardcore track 13.72m long, 10m wide, 4.6m high to eaves and 6m high to ridge.
Refused

3/2025/0135
Approval of details reserved by condition 3 (materials) of planning permission 3/2024/0853.
Approved

3/2024/0853
Proposed agricultural building. Regularisation of works to existing access and access track.
Approved with Conditions

ASSESSMENT OF PROPOSED DEVELOPMENT:

Site Description and Surrounding Area:

The applications site comprises an area of agricultural land located just less than 1.3 kilometres to the west of the settlement of Hurst Green. The area is predominantly rural in character and the site is located within the Forest of Bowland National Landscape (formerly Area of Outstanding Natural Beauty). The site is

accessed off a Public Bridleway from Longridge Road and a track has been created with hardcore, leading to an existing agricultural building granted under planning ref: 3/2024/0853.

Proposed Development for which consent is sought:

The application seeks to determine whether the proposed agricultural building extension falls under the realm of permitted development or if prior approval is required.

Whether or not permitted development

The scheme must satisfy a number of criteria as set out under Class A of Part 6 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended 2018).

The first of those requirements is that the development must be 'carried out on agricultural land within an agricultural unit of 5 hectares or more' and be 'reasonably necessary for the purposes of agriculture within that unit'.

To qualify as 'Agricultural land' the land must be used in agriculture for the purposes of a trade or business. The application form states that the farm has been used for the purposes of a trade of business for 53 years and the extent of the holding indicates that the site forms part of Grindlestone House Farm which is an established farm complex. As such the Council is satisfied that the development would be carried out on 'agricultural land' for the purposes of this assessment.

The agricultural holding is 180 hectares in area and an existing building has been granted planning permission under planning ref: 3/2024/0853 on a 12-hectare parcel of land for an animal livestock building. The Planning Officer visited the site and the building has been constructed. The proposal would involve an extension to this building at the same height as the existing structure, with a width of approximately 4.57 metres and a depth of 10 metres.

The application has been supported by an agricultural statement which states that an extension to the building is required to provide dry storage for winter feed produced on this parcel of land. The applicant states that being able to store hay and straw inside will reduce losses as previously, feed has spoiled as a result of being stored outside. The required floorspace is approximately 40-45m2 to store approximately 25-30 tonnes of hay.

The applicant states that they do not currently have any building to store feed and hay for the animals. Whilst the building to be extended is still partially under construction and hardstanding has not been formalised as of yet, it is not considered unreasonable to allow the applicant to extend the building modestly to provide an area for the storage of hay and feed within this land parcel to avoid the spoilage. As such, it is considered that the extension to the existing is reasonably necessary for the purposes of agriculture and appropriately scaled for the size of the land parcel.

Having regard to criteria a) – k), 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 proposed building extension would be located on a parcel of land greater than 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;

A search of the planning history at the agricultural unit has been undertaken. No development under Class Q or S has been carried out in the last 10 years.

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

The development does not involve the alteration of a dwelling.

(d) it would involve the provision of a building, structure or works not designed for agricultural purposes;

The development would be designed for agricultural purposes.

(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;

The proposed development would be less than 1000 square meters in area.

(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;

The proposed building extension is not within 3km of an aerodrome.

(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;

The proposed building extension would have a maximum height of 6 metres to the ridge.

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

The proposed development is not within 25 metres of a 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 proposed building extension is within 400 metres of a protected dwelling, however the building would be used for the storage of hay and straw and would not be used to house livestock or be for the storage of slurry or sewage sludge.

(j) it would involve excavations or engineering operations on or over article 2(4) land which are connected with fish farming; or

The proposal does not consist of the above.

(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 proposal does not consist of the above.

The proposal is considered to satisfy all criteria a) – k).

<u>Whether or not prior approval is needed</u>

In accordance with condition A2 (2) (i) the Local Authority must determine whether prior approval is required as to the siting, design and external appearance of the proposal.

Siting – The proposed extension would immediately adjoin the building granted under planning ref: 3/2024/0853. Given the modest width increase of approximately 4.57 metres and the location of the extension, being sited away from Longridge Road, it is not considered that there would be any detrimental harm to the landscape character of the Forest of Bowland National Landscape. The extension is significantly smaller in width than the refused scheme under planning ref: 3/2025/0134 and would have less visual impact. Overall, cumulatively with the existing building, the siting is considered to be acceptable.

As such Prior approval is not required in terms of siting.

Design / appearance – The proposed building is to be constructed using concrete panels, Yorkshire boarding and fibre cement roof sheets in nature grey. The building will have a relatively low eaves and ridge height that is considered reasonable for an agricultural storage building of this type and would match the existing building. In terms of construction, this is typical for an agricultural building of this nature.

As such Prior approval is not required in terms of design and appearance.

Observations/Consideration of Matters Raised/Conclusion:

The proposed development meets all the criteria set out within Schedule 2, Part 6, Class A of the Town and Country Planning (General Permitted Development) Order 2015 and is therefore defined as permitted development. The siting and design/ appearance would also be considered acceptable for the reasons stated above. As such, prior approval is not required..

RECOMMENDATION:	Prior Approval Not Required.