


Report to be read in conjunction with the Decision Notice.

Signed:	Officer:	EP	Date:	25/06/2025	Manager:	LH	Date:	25/6/25
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Application Ref:	3/2025/0440				Ribble Valley Borough Council www.ribblevalley.gov.uk	
Date Inspected:	N/A	Site Notice:	N/A			
Officer:	EP					
DELEGATED ITEM FILE REPORT:					Decision	PERMISSION NOT REQUIRED.

Development Description:	Prior approval for cattle building (39.55m long, 3.98m height to eaves, 35m width, 5.94m height to ridge) with covered muck midden and silo including provision of new access road and yard.
Site Address/Location:	Brook House, Hole House Lane, Slaidburn BB7 4TS.

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:
3/2025/0958: Prior approval for covering over existing midden and silage clamp. (permission not required).
3/2023/0262: Prior approval for a new steel portal frame building with concrete precast cladding to dado and Yorkshire boarding above and profiled cladding to the roof. (permission not required).

ASSESSMENT OF PROPOSED DEVELOPMENT:
Site Description and Surrounding Area:
The proposal site relates to a farmstead situated on the North-eastern outskirts of Slaidburn within the National Landscape (Formerly the Forest of Bowland AONB). The application site comprises a farmhouse property which is adjoined by a barn building on its South-west elevation. Both the farmhouse and barn are Grade II Listed Buildings. Numerous agricultural buildings adjoin the rear North-western elevation of the farmhouse and barn. Stocks Reservoir and Gisburn Forest lie further away to the North with the surrounding area comprising a mixture of woodland, agricultural land and open countryside.

Proposed Development for which consent is sought:

The application seeks to determine whether the proposed development falls under the realm of permitted development or whether 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 an 'agricultural unit' the land must be used in agriculture for the purposes of a trade or business.

The development is to be sited on a parcel of land greater than 5 hectares in area. The site is an established farmstead, having been in existence of over 100 years, with an extensive agricultural planning history and substantial number of livestock. On this basis, there is no reason to believe that the land is not being used as part of agricultural trade or business.

As per the detail submitted with the application the agricultural holding is 83.74 hectares in area. Although, it was brought to the council's attention during the course of the application that the applicant is in the process of leasing an additional 51 hectares adjacent to the site. The proposal is for the construction of a building for the purposes of accommodating cattle with an attached muck midden. The applicant has stated that the building would be beneficial to their existing agricultural operation as the existing buildings are small and inefficient. The application also seeks consent for a silo and the provision of a new access road and yard to support the use of the new building and the existing farmstead. The proposed track/hardstanding will comprise a dual access arrangement, with one new access leading from the highway and an additional access to connect the new proposed development to the northeastern side of the farmstead on the opposite side of the brook. No supporting information has been provided in relation to the construction of the new access points, and therefore is not considered there is justification for two new separate access points to serve the same area of the farmstead. Accordingly, whilst the proposed building and silo is considered to be reasonably necessary for the purposes of agriculture based on the information provided, the proposed track is not.

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 would be located on the 83.74 hectare land parcel which comprises the entirety of the applicant's agricultural unit

(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;

The proposal would not 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;

The proposed development would be used to support an existing agricultural operation.

(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 would exceed 1,000 square metres; or

(ii) any building erected or extended or altered by virtue of Class A would exceed 1,500 square metres calculated as described in paragraph D.1(2)(a) of this Part;

The proposed building to be erected would measure a total of 1108 square metres in area. This exceeds the allowed 1000 square metres for a livestock building of this nature. It is recognised that part of the building is proposed as a muck midden, however, given this section of the building is attached to remainder of the cattle building, the proposal must be assessed as a whole.

(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 development 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 silo would measure 9 metres in height, whilst the proposed building would measure 5.94 metres in height to the ridge. The proposed track and hardstanding would be flat.

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

The development is not within 25 metres of 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 development is not within 400 metres of a protected building.

(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 relate to excavations or engineering operations on or over article 2(4) land which are connected with fish farming

(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 building would not be used for storing fuel for or waste from a biomass boiler or an anaerobic digestion system

The proposal fails to satisfy criteria e) therefore is not defined as permitted development. Furthermore the extent of agricultural track including dual access point has not been proven as being reasonably necessary.

Whether or not prior approval is needed

As the proposal is not considered to be permitted development it is not necessary to go on to consider condition A2 (2) (i) and determine whether prior approval is required as to the siting, design and external appearance of the proposal. Nonetheless, this assessment has been carried out below for completeness / transparency.

Siting -The proposed building would be sited in close proximity to existing buildings within the farmstead and would therefore be read in concert with the existing built form within the farmstead. As such, the proposed building would share an acceptable relationship with the existing buildings on site and would not read as an isolated feature within the surrounding landscape.

The proposed access track and hardstanding will affect the adjacent brook given the proposed track is be bridged across it. No detail in respect to the construction of the bridge or any sectional plans have been provided. It is therefore not known whether there will be a need for engineering operations in relation to the construction. Furthermore, there are a number of trees lining the brook, and also lining the highway, that could be impacted through the construction of the new track and hardstanding, this could also have potential ecology implications. It is not considered that sufficient information has been provided to be able to make an informed assessment on the potential impact of the proposed track.

As such Prior approval is required in terms of siting.

Design / appearance - The proposed building would consist of concrete panels, Yorkshire boarding and profile metal roof sheets, all of which are materials commonly used in the construction of agricultural buildings therefore the external appearance of the building would be in keeping with the surroundings of the farmstead and wider rural area. The building would be relatively substantial in terms of size, with its footprint being the largest building within the farmstead. However, it is understood that existing buildings within the farmstead are not suitable for successful calf handling and feeding and therefore it is considered the building is appropriate in scale to support the use of the farm. Accordingly, it is not considered that the proposed development would be harmful to the visual amenities of the immediate area or wider landscape.

The building, being located on the opposite side of the brook, is a sufficient distance from the grade II listed farmhouse to mitigate any adverse impact to heritage assets.

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

Observations/Consideration of Matters Raised/Conclusion:

The proposal does not meet all of the criteria set out within Schedule 2, Part 6, Class A of the Town and Country Planning (General Permitted Development) Order 2015; therefore, prior approval is required. The siting would be unacceptable for the reasons outlined above.

RECOMMENDATION:	Prior Approval Not Required.
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