

Report to be read in conjunction with the Decision Notice.

Signed:	Officer:	BT	Date:	14/8/25	Manager:	SK	Date:	14.8.25
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Application Ref:	3/2025/0608	 Ribble Valley Borough Council www.ribblevalley.gov.uk		
Date Inspected:	N/A			
Officer:	BT			
DELEGATED ITEM FILE REPORT:		Decision	PERMISSION NOT REQUIRED	

Development Description:	Prior notification for proposed new agricultural storage building under Part 6 Class A of the GDPO.
Site Address/Location:	Gregsons Farm, Settle Road, Newsholme, BB7 4JF.

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:

3/2024/0298:

Prior notification for covered cattle handling and collecting yard including concreting of associated external yard areas (Permission Not Required)

3/2016/0531:

Retention and extension of unauthorised agricultural access track (Refused)

3/2016/0180:

Variation of Condition 7 (slurry lagoon use and storage restrictions) of planning permission 3/2014/0763 (Approved)

3/2014/0763:

Engineering operations to form earth banked slurry lagoon (Approved)

3/2012/0030:

Roof over existing silage clamp - phase 1 of a phase 2 application (Approved)

3/2012/0029:

Roof over existing silage clamp phase 2 of a 2 phase application (Approved)

ASSESSMENT OF PROPOSED DEVELOPMENT:

Site Description and Surrounding Area:

The application relates to farmstead located in Newsholme. Access to the application site is from Settle Road with the application site accommodating a cluster of portal farmed agricultural buildings. The application site occupies a rural setting with the area surrounding the site comprising a mixture of agricultural land, woodland and open countryside.

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 the construction of a steel portal framed building. The proposed agricultural building would be adjoined to the South-western elevation of the site's Southernmost agricultural building.

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 an agricultural unit of 5 hectares or more' and be 'reasonably necessary for the purposes of agriculture within that unit'.

The agricultural holding is 175 hectares in area. The application's supporting information states that the proposed agricultural building would be utilised for the storage of agricultural equipment, feed and machinery. The proposed building would be utilised in relation to a well established agricultural operation with the site's planning history showing a number of previous planning consents for similar development. Consequently, the proposed development is considered to be reasonably necessary for the purposes of agriculture in this instance.

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 agricultural building would be located on a land parcel in excess of 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;

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 building 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

N/A

(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 ground floor area of the proposed agricultural building would measure 418m². This in conjunction with the agricultural building approved under application 3/2024/0298 (595m²) would total 1013m², within the above threshold 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;

The proposed agricultural building would not be sited within 3 Kilometres of the perimeter 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 highest part of the proposed agricultural building would be 6.8 metres

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

The proposed agricultural building would be located approximately 160 metres from the nearest trunk road or classified road which in this instance is Settle 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 agricultural building will not be utilised for the accommodation of livestock, nor will it be used 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 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 agricultural building would not be used for storing fuel for or waste from a biomass boiler or an anaerobic digestion system

Whether or not prior approval is needed

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

Siting

The proposed agricultural building would be adjoined to an existing agricultural building within the farmstead and would therefore be read in concert with the site's existing built form. 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 farmstead accommodates an existing agricultural operation therefore it is not considered that the proposed introduction of a building for storage to the site would have any undue impact upon neighbouring amenity.

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

Design / appearance

The proposed agricultural building would consist of concrete panels, Yorkshire boarding and a cement fibre pitched roof, all of which are materials commonly used in the construction of agricultural buildings and which would also match the external appearance of the building to which it would be adjoined. As such, the external appearance of the building would be in keeping with the existing built form within the application site and rural vernacular of agricultural buildings within the locality. In addition, the proposed building would read as a symmetrical continuation of the existing agricultural building to which it would be adjoined and would therefore not read as an over dominant addition to the application site. Accordingly, it is not considered that the proposed development would be harmful to the visual amenities of the immediate area or wider landscape.

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

Observations/Consideration of Matters Raised/Conclusion:

The proposal meets all of the criteria set out within Schedule 2, Part 6, Class A of the Town and Country Planning (General Permitted Development) Order 2015 and (Amendment) Order 2018; therefore, prior approval is not required. The siting and design would be acceptable for the reasons stated above.

RECOMMENDATION:

Prior Approval Not Required.