


Report to be read in conjunction with the Decision Notice.

| | | | | | | | | |
|----------------|-----------------|----|--------------|------------|-----------------|----|--------------|---------|
| Signed: | Officer: | MC | Date: | 28/08/2025 | Manager: | LH | Date: | 29/8/25 |
|----------------|-----------------|----|--------------|------------|-----------------|----|--------------|---------|

| | | | | | | | | |
|------------------------------------|-------------|---------------------|-----|--|-----------------|----------------|--|--|
| Application Ref: | 3/2025/0656 | | |  Ribble Valley Borough Council www.ribblevalley.gov.uk | | | | |
| Date Inspected: | N/A | Site Notice: | N/A | | | | | |
| Officer: | MC | | | | | | | |
| DELEGATED ITEM FILE REPORT: | | | | | Decision | REFUSED | | |

| | |
|---------------------------------|--|
| Development Description: | Prior Notification for proposed roofing over existing slurry/manure storage areas and proposed produce and machinery store under Part 6 Class A of the GDPO. |
| Site Address/Location: | Crane Wood Farm, Whitewell Road, Cow Ark, Whitewell, BB7 3DG |

| | |
|-----------------------|----------------------------|
| 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: |
| No planning history. |

| |
|--|
| ASSESSMENT OF PROPOSED DEVELOPMENT: |
| Site Description and Surrounding Area: |
| The application site comprises an existing agricultural building and access track at Crane Wood Farm, which is located within the Forest of Bowland National Landscape, approximately 10km northwest of the settlement of Clitheroe. The wider farmstead includes the Grade II Listed Crane Wood Farmhouse and other agricultural buildings as well as grazing land and land for hay production. |
| Proposed Development for which consent is sought: |
| The application seeks to determine whether the proposed agricultural building falls under the realm of permitted development or if prior approval is required. |
| <u>Whether or not permitted development</u> |

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).

The first of those requirements is that the development must be 'carried out on agricultural land comprised in 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 99 years. Having viewed the information online regarding the site as well as the other agricultural land that is tenanted by the applicant outlined in the supporting information, it would appear that the land is used for the raising of other cattle and buffaloes associated with agricultural land Higher House Farm in Great Mitton and Crane Wood Farm.

The supporting information indicates that the size of the holding is 27.5 hectares and the holdings has 32 cattle and 77 sheep. As such, taking into account all of the above, the Council are satisfied that the land qualifies as 'Agricultural land'.

The proposal involves the demolition of an existing dilapidated agricultural building which is in the same location as the proposed buildings. The Council are satisfied if the new proposal were to be implemented, the existing building could not be retained as such and would be required to be demolished.

Based on the information submitted within the application and the additional supporting information, it is considered that the building would be carried out on 'agricultural land' and is reasonably necessary for the purposes of agriculture to store agricultural equipment and hay associated with the agricultural holding. The Council consider that granting prior approval would not allow the agricultural building to be constructed alongside the existing building which could go beyond what would be reasonably necessary as the need for two buildings has not been justified.

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 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;

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;

It is outlined that the building would be used for purposes of storing machinery and produce. The purpose described is agricultural in nature.

(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 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 would have a maximum height of 5.3 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 metalled part of a trunk or 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 is within 400 metres of a protected building (residential properties known as Smithy Cottage, Sugar Hill Lodge and Sugar Hill Farm) and would involve works to a building used/to be used for the storage of slurry as the roof covering would house the existing slurry tank.

(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 fails to satisfy criterion (i) and is therefore not defined as permitted development.

Whether or not prior approval is needed

Due to the findings above, it is not necessary to go on to consider the application in accordance with condition A2 (2) (i) and determine whether prior approval is required as to the siting, design and external appearance of the proposal. However, in the interest of transparency the LPA will go on to undertake this assessment.

Siting – The proposed building is to be located on a parcel of land that is covered by an existing structure. As such, the applicant would be required to demolish the structure in order to implement the development. The agricultural building would be fairly large in size, being 30.48m in length and 18.28m in depth and would be greater in footprint than the existing building as it would now include the covered area for the manure store and slurry store. However, the building would be open sided which would help to reduce its bulk and mass. As such, it is not considered that the development would result in harm to the landscape character within the Forest of Bowland National Landscape.

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

Design / appearance – The proposed building is to be constructed using a fibre cement roofing, with Yorkshire board cladding to the upper part of the gable and galvanised steel gates to the perimeter of the building. As such, the appearance of the building would be mostly open.

The proposal would therefore not read as an incongruous or anomalous addition to the surrounding landscape. The proposal would also utilise traditional agricultural materials which are considered appropriate in character within the Forest of Bowland National Landscape.

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

Observations/Consideration of Matters Raised/Conclusion:

The proposal would be located within 400 metres of a protected building and therefore fails to satisfy criterion (i) of Schedule 2, Part 6, Class A of the Town and Country Planning (General Permitted Development) Order 2015 and is not defined as permitted development in the first instance.

RECOMMENDATION:

Permission Required