

Report to be read in conjunction with the Decision Notice.								
Signed:	Officer:	LW	Date:	16/09/25	Manager:	LH	Date:	16/9/25

Application Ref:	3/2025/0671			 Ribble Valley Borough Council www.ribblevalley.gov.uk	
Date Inspected:	N/A	Site Notice:	N/A		
Officer:	LW				
DELEGATED ITEM FILE REPORT:				Decision	PERMISSION NOT REQUIRED

Development Description:	Prior notification for proposed agricultural storage building under Part 6 Class A of the GPDO 18.3m long, 12.2m wide, 4m high to eaves and 5.5m high to ridge.
Site Address/Location:	Buckley Hall Farm, Preston Road, Ribchester, PR3 3YD.

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: 3/2023/0498: Proposed erection of agricultural building and surrounding hard standing, with solar panels to south facing roof area (Refused and dismissed on appeal). 3/2022/1110: Prior notification for a new agricultural general-purpose barn (Refused). 3/1997/0625: Demolish existing timber outbuilding, erect new agricultural store for farm tractor, equipment and family vehicles (Approved).

ASSESSMENT OF PROPOSED DEVELOPMENT:
Site Description and Surrounding Area: The application relates to an area of land located to the north-west of Buckley Hall Farm and the Grade II Listed Old Buckley Hall. The site sits outside of any defined settlement area within the Open Countryside and is accessible via a track off Preston Road.

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 an agricultural storage building.

The proposed building would measure 18.3m by 12.2m with an eaves and ridge height of 4m and 5.5m respectively and would comprise stone to the lower elevations with Yorkshire boards above and metal profiled roof sheeting to the roof. Translucent roof-lights are proposed to both roof pitches and access is gained via a personnel door, with 2no. roller shutter doors for vehicular access and egress. The proposal also seeks to incorporate an area of hardstanding.

The proposed building matches the size and scale of the building which was dismissed at appeal under application reference 3/2023/0498, with the exception of the previously proposal solar panels being omitted from the scheme.

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.

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'. To qualify as an 'agricultural unit' the land must be used in agriculture for the purposes of a trade or business.

The submitted supporting information states that the agricultural holding is 13 hectares in area, comprising two parcels of land including the application site (3.48 hectares) and another area of land at Bleasdale (9.52 hectares). An agricultural unit may comprise more than one parcel of land; however, it is a question of fact and degree as to whether each piece of land forms part of the agricultural unit.

In respect to the above, consideration is given to appeal decision APP/N1730/W/19/3241873 which states that in order to establish an agricultural unit for the purposes of Part 6 there needs to be security of tenure (or ownership) over the land in the unit to provide evidence it operates as a single unit. This matter is of importance in the case of this application, as land separated from the application site forms nearly three-quarters of the holding. In this instance, evidence has been provided by the applicant to demonstrate ownership, including Land Registry Title and Plan, for the parcel of land at Bleasdale.

The information goes on to state that the applicant recently took over these two parcels of land, which were previously under two separate ownerships and serviced from agricultural buildings located elsewhere on those farmer's holdings. It is stated that the applicant farms 70 sheep, with the land also used for hay production. The information states that the proposed agricultural building is required to house modern machinery and equipment required for the upkeep of the landholding, including a tractor, trailer, loader, transport box and associated tools. The majority of this machinery and equipment is already in the ownership of the applicant and is stored in the farmhouse garage and in the farmyard which is not secure or suitable. The building is also proposed to be used for the dry storage of the crop of hay taken off the land, and as temporary livestock shelter in adverse weather conditions to meet sheep welfare requirements. The proposed hardstanding is also stated to be required to ensure effective access to the building on a year-round basis, without damaging the surrounding land during wetter months.

With reference to application 3/2023/0498, whilst the Inspector did not grant planning permission for the building due to its location, it was accepted that the applicant's farming operations justify a building of the size and scale proposed.

With the above in mind, it is satisfied that that the two parcels of land operate as one agricultural unit which is greater than 5 hectares in area and 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 development would be carried out on the parcel of land at Buckley Hall Farm which is 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 on this site has been carried out under Class Q or S of this schedule.

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

The development does not include any work in relation to a dwellinghouse.

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

The proposal is for the construction of an agricultural storage building.

(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 1000 square metres; or

(ii) any building erected or extended or altered by virtue of Class A, would exceed 1500 square metres, calculated as described in paragraph D.1(2)(a) of this Part;

The ground area which would be covered by the proposed building would measure 223.3 square metres.

(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 maximum height of the building would measure 5.5m.

(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 would not be within 25m 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 would be located within 400m of a residential dwellinghouse and the submitted information states that it would be used for temporary sheep shelter. However, condition A.2 (1) (a) states:

Where development is carried out within 400m of the curtilage of a protected building, any building, structure, excavation or works resulting from the development are not used for the accommodation of livestock except in the circumstances described in paragraph D.1 (3) of this Part

Paragraph D.1 (3) goes on to state that the circumstances referred to in Paragraph A.2 (1) (a) are:

That no other suitable building or structure, 400m or more from the curtilage of a protected building is available to accommodate livestock and in the case of animals normally kept out of doors, they require temporary accommodation in a building or other structure because they are sick or giving birth or newly born, or to provide shelter against extreme weather conditions.

As such, the proposal is considered to comply with the above.

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

The proposal would not involve 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 proposal would not involve the construction of a building to be used for storing fuel for or waste from a biomass boiler or an anaerobic digestion system.

The proposal satisfies criteria a) – k) and is therefore defined as permitted development.

Whether or not prior approval is needed

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 closest buildings to the proposal site, approximately 100m to the south-east, are Buckley Hall Farmhouse and the Grade II Listed Old Buckley Hall. Whilst the clustering of new built form with existing buildings offers visual benefits in reducing impact on the openness of the surrounding countryside landscape, the siting of the building closer to the existing built form would result in the development unduly competing with the existing prominence and architectural interest of the aforementioned buildings, particularly given the size and massing of the proposed building and in the absence of any similar structures in the immediate locality. Whilst separated from the aforementioned built form, the proposed building would be sited directly adjacent to an existing field access, minimising the extent of new hard surfacing required for vehicles access and egress, with the existing boundary hedging also providing some degree of visual screening from users of the Public Right of Way which runs along the access track.

Alternative locations for the building have also been considered and discounted due to the extent of hardstanding which would be required were the building located further into the field, as well as the impact on existing utilities, proximity to Buckley Hall Farmhouse and Old Buckley Hall and increased visibility from the Public Right of Way. Taking account of the above constraints, the proposed location is considered the most suitable siting for the building.

It is noted that the development would be within close proximity to trees; however, it is not anticipated that any direct impact would be resultant, given the building would be located outside of the Root Protection Area as shown on the submitted Site Plan.

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

Design / appearance

The proposed building would have stone to the lower elevations and Yorkshire boards to the remaining elevations with a roof of metal profiled sheeting. There would be a personnel door and galvanised steel roller shutter doors in the northern and southern elevations. With reference to application 3/2023/0498, the Inspector concluded that in isolation, the building's appearance is acceptable, with its form and materiality being clearly agricultural.

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

Observations/Consideration of Matters Raised/Conclusion:

The proposal complies with 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 considered permitted development. The siting and design are also acceptable for the reasons stated above.

RECOMMENDATION:	Prior Approval Not Required.
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