

Prior Notification for a proposed new agricultural building and hardstanding

Buckley Hall Farm
Preston Road
Ribchester
PR3 3YD

Planning Statement

Prepared by:
Cathy Dakin MA RTPI
August 2025



WBW Surveyors Ltd
Skipton Auction Mart
Gargrave Road
Skipton BD23 1UD
01756 692 900

www.wbwsurveyors.co.uk

1. Background

- 1.1 The Applicants are applying to erect an agricultural building and hardstanding under Schedule 2, Part 6, Class A of the General Permitted Development Order (GPDO) 2015 (as amended).
- 1.2 The GPDO sets out various limitations and conditions that must be complied with before development can be undertaken. Notification must first be made to the Local Planning Authority for a determination as to whether the prior approval of the authority will be required as to (in the case of the application proposed) the siting, design and external appearance of the building.
- 1.3 The Applicants have lived at Buckley Hall Farm since 2019. Alison Procter (who has been married to John Cosgrove for many years but has retained her maiden name) is from a farming family who have lived and farmed for many generations in Chipping. Alison plays a key role in the farming operations at Buckley Hall Farm, having been brought up on a farm that kept sheep and made hay. John Cosgrove was a Chartered Surveyor working in Manchester, but he no longer works in that profession, his only job is now farming at Buckley Hall Farm.

2. Planning History

- 2.1 3/2022/1110: Prior notification for a new agricultural general purpose barn: Refused 22/12/22.
- 2.2 3/2023/0498: Erection of agricultural building and surrounding hard-standing with solar panels to south facing roof area. Refused 25/08/23. Appeal APP/T2350/W/23/3334373: Dismissed 03/07/24. The Appeal Decision is attached as Appendix A.

3. Site Description and Development Proposal

- 3.1 The development site is at Buckley Hall Farm, Preston Road, Ribchester where the Applicants farm a total of 13 hectares of land including a parcel of land at Bleasdale.
- 3.2 The building will be 18.3 metres (60') long and 12.2 metres wide (40'). The eaves height will be 4 metres and the height to the ridge is 5.5m. Proposed materials are stone to 1m height with Yorkshire Boarding above. The roof will be metal profiled roof sheeting, a natural grey in colour with Perspex roof lights. The building is identical in size to the appeal building referred to above in paragraph 2.2. The building's appearance is the same as the appeal building referred to above in paragraph 2.2 with the exception of solar panels being omitted.

- 3.3 The development will provide much needed space for the storage of agricultural machinery, equipment, hay and feed.
- 3.4 There are no existing agricultural buildings to serve the holding. Previously this has not caused a problem for former owners of Buckley Hall Farm or the former owner of the land at Bleasdale, because both had their own buildings on land located elsewhere. Specifically, at Buckley Hall Farm, the grass crop was taken under a grazing licence by farmers from Longridge Fell and subsequently Great Harwood, who both had buildings elsewhere which have housed the machinery required to service the entirety of their land holding. This is not the case for the Applicants, they have no other permanent agricultural building on their holding.
- 3.5 The hay that is made at Buckley Hall Farm is a valuable crop. The Applicants are taking crops during the summer that provides feed for their own sheep during the winter months. They are currently experiencing problems due to a lack of storage and unpredictable weather. When the moveable field shelter is full of hay or machinery, they currently have to store their hay under tarpaulin sheets which is not efficient or effective other than for a very short period of time. The Applicants are having to wrap a large proportion of hay in plastic wrap at the time of making it and also have to sell more of their hay than they would do if they had a permanent building available for storage. Photographs are provided (see Appendix F) to demonstrate the problem.
- 3.6 Originally the Applicants got contractors in who produced 80 to 100 big round bales per cut with two cuts per year from the land at Buckley Hall Farm. For the last couple of years the Applicants have changed to making small bales themselves using their own machinery. The small bales are easier to handle and generate a better sale price for the ones they sell. They produce in the region of 900 small bales in the first cut and a slightly reduced bale count in the second cut so a total annual bale count in the region of 1500 bales.
- 3.7 Because of the lack of dry storage space to hold 1500 bales or even 900 bales in one go, the Applicants cut the field in sections as the weather permits and try to sell off the surplus as they go along. The remainder they wrap in plastic and store outside till winter when wrapped bales are more in demand.
- 3.8 The Applicants need more dry storage for unwrapped hay bales as these are easier to produce and more affordable for people buying the surplus. The Applicants are keen not to continue to use large volumes of single use plastic as it is expensive and also bad for the environment.
- 3.9 The Applicants have had to store the majority of machinery outside and some machinery in their domestic garage, this is not a good option/good practice due to the head height available when driving into the garage, which is not designed for agricultural machinery and is not high enough. In desperation when the second

application (03/2023/0498) was going through the appeal process, the Applicants had to bring a moveable field shelter onto their land as a temporary measure. Whilst not 'fit for purpose' in terms of its size, this has proved invaluable for limited storage and for shelter.

- 3.10 Storing machinery and equipment that will not fit anywhere else on the farm under tarpaulin is not effective in terms of maintaining the expensive and much needed equipment in an efficient manner. Storing equipment and machinery under tarpaulin is not secure, with rural crime being a problem across England.
- 3.11 Like all businesses, farmers must adapt to changing circumstances. The farming industry is going through big changes, for example with the end of the single farm payment (basic payment scheme) which helped farmers to ensure their farming operations were aligned with Government aims. The current Government steer is encouraging farmers to keep native breeds and consider the environment. The Applicants are farming their land in line with current government policy, their 'direction of travel' for their farming business meets the Government's aims for the farming industry which is reflected in the funding programmes that they are offering. The Applicants have researched new funding streams available to ensure that they are appropriate for their farming operations and classification of land. The Sustainable Farming Incentive "gives farmers a choice of actions that reward and support sustainable food production while protecting and enhancing nature" (farming.campaign.gov.uk accessed 12/08/25). The Applicants are farming Buckley Hall Farm in a nature friendly manner and are working in accordance with DEFRA guidance in relation to hay-making, keeping native sheep and providing biodiversity enhancements such as hedge planting.
- 3.12 The Applicants have an understanding and appreciation of the quality of the landscape in which they farm. The proposed siting of the building and hardstanding has been carefully considered and the Applicants are already farming in a nature friendly manner. They are in contract with DEFRA under the Sustainable Farming Incentive scheme for various activities including Haymaking and keeping native breeds (Sheep), as well as Hedgerow management and other sustainable land management items (Agreement Number 1947420). They are also in contract with DEFRA under a Countryside Stewardship Agreement for various activities including installation of sheep netting, establishment of new hedges, hedgerow laying and gapping up (Agreement Number 1947449).
- 3.13 This is the third planning application for a farm building that the Applicants have made (see planning history listed above in section 2).
- 3.14 The same documents are submitted with this application as were submitted for 30/2023/0498 as they remain relevant, these are:-
- 3.15 Appendix B: The previously submitted 'Design and Access and Agricultural Need Statement' that the appeal decision was made based upon.

- 3.16 Appendix C: The previously submitted 'Sheep Welfare Document' that the appeal decision was made based upon. Because the Applicants have not had a building, other than the small moveable field shelter, they have had to make adjustments to their farming operations and their priority is to have a storage building, they no longer need livestock housing, as set out in Section 6 below.
- 3.17 Appendix D: The previously submitted 'Hay Storage Guidance' that the appeal decision was made based upon.
- 3.18 Appendix E: List of Farm Machinery.
- 3.19 The Applicants appealed the refusal of full planning application reference 03/2023/0498 for a building in a different location on Buckley Hall Farm, to the south of the farmhouse. Whilst the Inspector did not grant planning permission for the chosen location, **it was accepted that the Applicants' farming operations justify a building on Buckley Hall Farm.** As set out below in paragraphs 7.16 and 7.17 the Inspector also advised that the proposed building, which is almost identical to what was applied for, was acceptable in terms of its size and appearance.
- 3.20 The justification now submitted for this proposed building is based on that submitted for the previous full application 3/2023/0498 in June 2023 which was assessed by Ribble Valley Borough Council and then at Appeal.
- 3.21 It is now over two years since application reference 3/2023/0498 was submitted to Ribble Valley Borough Council. Since that time the Applicants' farming operations/business have continued to evolve and grow.

4. Permitted Development

Schedule 2, Part 6, Class A of the GPDO 2015 (as amended) specifically authorises

'The carrying out on agricultural land comprised in an agricultural unit of 5 hectares or more in area of

(a) works for the erection, extension or alteration of a building; or

(b) any excavation or engineering operations, which are reasonably necessary for the purposes of agriculture within that unit.'

Consideration should first be given as to whether the development would meet the definition of the work that is specifically permitted: -

[Is the proposal on agricultural land?](#)

Yes. The proposed development is located on land at Buckley Hall Farm that is used for the purposes of agriculture.

Is the agricultural unit more than 5 hectares?

Yes. The agricultural unit comprises a total of 13 hectares of land.

Is the proposal reasonably necessary for the purposes of agriculture?

Yes. The development will be used for the storage of agricultural machinery, equipment, hay and feed.

The justification now submitted for this proposed building is based on that submitted for the previous full application 3/2023/0498, some of the documents submitted are the same, there is, however, additional information about how the Applicants' farming operations have grown and evolved as it is now two years since application reference 3/2023/0498 was submitted.

Paragraphs 11 & 12 of the appeal decision reference APP/T2350/W/23/3334373 (Appendix A) concluded that the size of the building proposed is needed for the purposes of agriculture and the Applicants are hopeful that the same conclusion will now be reached by the Local Planning Authority.

5. Limitations Specified at Paragraph A.1

The proposed development can be undertaken as permitted development providing that the limitations set down in paragraph A1 of Schedule 2, Part 6, of the GPDO are met. These limitations are considered below: -

Limitation (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 parcel of land to which the application relates is not less than 1 ha.

Limitation (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 of Part 3 of Schedule 2 of the General Permitted Development Order has taken place on the agricultural unit.

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

The development would not consist of, or include, the erection, extension or alteration of a dwelling.

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

The proposed building is a steel portal framed agricultural building, specifically designed for agricultural purposes.

Limitation (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 ground area to be covered as part of the proposed development will not exceed 1500 square metres (as described in paragraph D.1(2)(a) of Part 6 of the Order) and would not be used for accommodating livestock. The floor area of the new building would be 223.26 square metres.

Limitation (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;

There are no aerodromes within 3 kilometres of the proposed development.

Limitation (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 building would not exceed 12 metres in height.

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

No part of the development would be within 25 metres of a metalled part of a trunk or classified road, the adjacent access track to Buckley Hall Farm is unclassified.

Limitation (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 will not be used for the accommodation of livestock nor 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.

The proposed building would not involve excavations or engineering operations on or over article 2(4) land.

Limitation (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 will not be used for the storage of fuel for or waste from a biomass boiler or an anaerobic digestion system.

Limitation (l) the erection or extension of a building would be carried out on land or a building that is, or is within the curtilage of, a scheduled monument.

There are no Scheduled Monuments within the vicinity of the proposed development.

6. Conditions Specified at Paragraph A.2(1)

In addition to the limitations set down at paragraph A1, paragraph A2(1) explains that the development cannot be undertaken until certain conditions are complied with: -

Condition (1a) where development is carried out within 400 metres 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 or for the storage of slurry or sewage sludge, for housing a biomass boiler or an anaerobic digestion system, for storage of fuel or waste from that boiler or system, or for housing a hydro-turbine;

Paragraph D1(3) states:-

(3) The circumstances referred to in paragraphs A.2(1)(a) and B.5(1) of this Part are—

- (a) that no other suitable building or structure, 400 metres or more from the curtilage of a protected building, is available to accommodate the livestock; and
- (b) (i) that the need to accommodate the livestock arises from quarantine requirements, or an emergency due to another building or structure in which the livestock could otherwise be accommodated being unavailable because it has been damaged or destroyed by fire, flood or storm; or
- (ii) 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.

The Applicants' farming operations have grown and evolved since they submitted previous applications, most recently application reference 3/2023/0498 in June 2023.

As the Applicants have not got a building, they are keeping Shetland sheep, a hardy breed that have adapted over many years to tough conditions on the Shetland Isles. Shetlands also adapt well to living in 'softer' areas of the UK and so the land at Bleasdale and Ribchester is well suited to them. This means that the building would only be required for occasions as set out in D1(3) b (ii) above when they require temporary accommodation to lamb; or to provide shelter against extreme weather conditions.

Condition (1b) where the development involves—

(i) the extraction of any mineral from the land (including removal from any disused railway embankment); or

(ii) the removal of any mineral from a mineral-working deposit, the mineral is not moved off the unit;

This condition is not relevant to the proposed development.

Condition (1c) waste materials are not brought on to the land from elsewhere for deposit except for use in works described in Class A(a) or in the provision of a hard surface and any materials so brought are incorporated forthwith into the building or works in question.

No waste materials will be brought onto the site.

7. Notification Procedure Specified at Paragraph A.2(1)

- 7.1 Paragraph A2(2) explains that the development cannot be undertaken until a notification has first been submitted to the local planning authority for a determination as to whether the prior approval of the authority will be required as to *‘the siting, design and external appearance of the building, the siting and means of construction of the private way, the siting of the excavation or deposit or the siting and appearance of the tank, as the case may be.’*

Siting

- 7.2 The chosen location has been carefully considered after the previous decisions of Ribble Valley Borough Council (3/2023/0498) and the Planning Inspectorate (APP/T2350/W/23/3334373 – Appendix A).
- 7.3 The building would be sited next to the existing unclassified track that serves Buckley Hall Farm and Old Buckley Hall.
- 7.4 The building would be accessed from an existing field access and its north east elevation would run parallel to the hedge and track. The proposed building would be sited in the corner of the field that is in the ownership of the Applicants. The western field boundary is an existing native hedge, interspersed with trees; and there is a pond on a separate parcel of land in the ownership of the Applicants to the north- west. The proposed building would be screened by the existing hedge and trees and to the west is a hedge and tree lined boundary. The root protection zone of the nearest mature tree has been calculated and is shown on the submitted drawing TS570-2 to demonstrate the building and hardstanding will not affect it.
- 7.5 Access to the site is off a private access track in the ownership of the Applicants. This track is accessed off Preston Road (B6245). There is ample space within the site for the parking and manoeuvring of vehicles associated with the development. The access track is a public right of way but the development will not have any impact on it, the public right of way will remain unobstructed.
- 7.6 As shown on submitted drawing TS570-4, before making this application, the Applicants have considered other locations.
- 7.7 One alternative site that has been considered and discounted by the Applicants is on land to the south east of Buckley Hall Farm (see potential location on submitted drawing TS570-4) after considering comments made by PINs in the appeal decision (Appendix A). This option has not been pursued because it would be clearly visible by users of the Public Right of Way (also shown on submitted drawing TS570-4) that crosses open land with no trees or hedges in between to screen public viewpoints.

- 7.8 A second alternative site that has been considered and discounted by the Applicant is close to where the building is now being applied for, but with its orientation parallel to the western field boundary (see submitted drawing TS570-4). This location would not be prominent when viewed from the public right of way or from Preston Road (B6245) to the west. The reason the site has been discounted is because it would mean that more hardstanding would be required.
- 7.9 The building that is now being proposed is sited parallel to the existing track off Preston Road (B6245) that serves Buckley Hall Farm and Old Buckley Hall (see submitted drawing TS570-3). Public viewpoints from the public right of way along the adjacent access track would be screened by the existing boundary hedge. It is not unusual for new agricultural buildings to be sited in the vicinity of a public footpath, as a firm of planning consultants WBW Surveyors Ltd often apply for planning permission where development is sited close to a public right of way and so long as the footpath remains unobstructed for users of the public footpath, the proximity is not prohibitive of development. Public footpath users expect to see agricultural buildings sited in rural areas and this agricultural use can add interest and enjoyment to the use of the public right of way.



Figure 2: View of Application site from Access Road to Buckley Hall Farm and Old Buckley Hall

- 7.10 From the appeal decision APP/T2350/W/23/3334373 it would seem that there is no opportunity to site the building close to existing buildings in this case. It has been accepted in the previous appeal decision that there is a need for the building and this proposed development is discreetly located and would not have any unacceptable impact on the openness of the rural character or the wider landscape.
- 7.11 Consideration has been given to the siting of the building and any impact on Old Buckley Hall, a Grade II Listed Building approximately 133m to the south east of the development site.

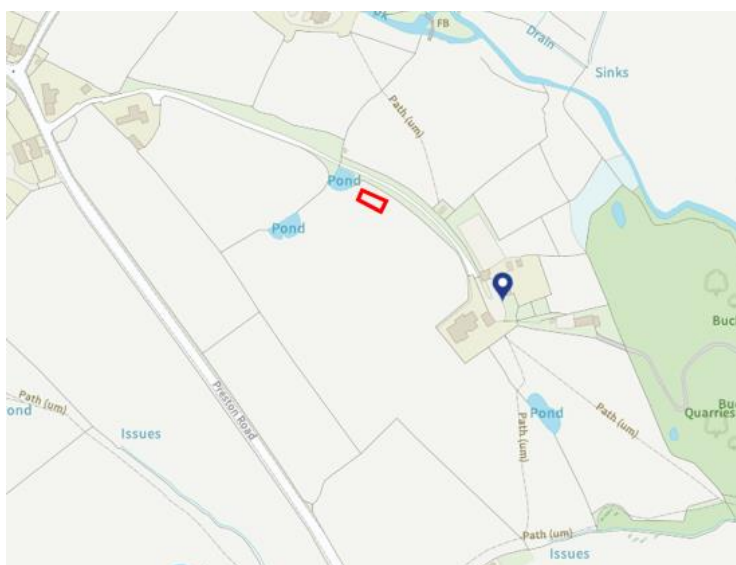


Figure 1: Application site outline in red and Old Buckley Hall show with blue marker (not to scale)

- 7.12 The relationship between the proposed agricultural building and Old Buckley Hall in the previous application (Appeal decision APP/T2350/W/23/3334373) was much closer than is now proposed. In that case the Appeal Inspector concluded (paragraph 16) that the development would have a neutral impact on the physical significance and the historical understand of Old Buckley Hall and its setting.
- 7.13 The proposed development is approximately 133m to the north-west of the listed property, between the two there is a hedge lined access track; and a sand ménage immediately to the north of Old Buckley Hall that is on land outside the ownership of the applicants for this farm building.
- 7.14 The new building will be sited behind the existing hedge that acts as a natural boundary between the application site field and the track; and will be set against a background of a hedge and a small number of field boundary trees to its west.
- 7.15 The proposal does not make any direct physical change to the listed building and will not have an effect on its setting. The proposed farm building is far enough away from the listed building to conclude that it will have no impact on Old Buckley Hall.

Design and external appearance of the building.

- 7.16 Paragraphs 11 & 12 of Appeal decision APP/T2350/W/23/3334373 (Appendix A) **concluded that the size of the building proposed is needed for the purposes of agriculture.** This current proposed building is the same size as the appeal proposal, the Applicants are hopeful that the same conclusion will now be reached by the Local Planning Authority considering that their farming operations have continued to evolve and grow.
- 7.17 The proposed building has a very similar appearance as the building applied for on the appeal site. It was accepted in the appeal decision (paragraph 14) '....that in isolation, the building's appearance would be acceptable. Its form and materiality would be clearly agricultural and the natural finish of the Yorkshire boards would be sympathetic to the local townscape character and landscape'. The roller shutter doors would be viewed in this broader context, and so would not assert an unduly industrial overall character. This is especially as such doors are necessary and commonplace, and indeed are incorporated within various nearby agricultural buildings.'
- 7.18 The doors in the centre of the north-east and south west elevations mean that the Applicants can make good use of the floorspace available. They will be able to store hay and feed in one side of the building and machinery in the other, having two doors in these elevations will allow them more flexibility in using the space inside the building than one door in the south east gable.
- 7.19 The design is functional in nature and is consistent with its intended use for agricultural purposes. There are no unacceptable impacts on the local landscape. The site benefits from existing screening on the field boundaries to the west/north west and north/north east.

8. Conclusion

- 8.1 The proposed building is reasonably necessary for agriculture and meets all parts of Class A of the General Permitted Development Order 2015 (as amended). The siting is appropriately located after careful consideration. The design and external appearance of the building is functional, suitable for its intended purpose and has no unacceptable impacts on the local landscape.