

Report to be read in conjunction with the Decision Notice.								
Signed:	Officer:	EP	Date:	18/09/2025	Manager:	LH	Date:	18/9/25

Application Ref:	3/2025/0682			 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 notification for a proposed steel portal frame building 36.6m long, 12.2m wide, 7.31m high to eaves and 8.31m high to ridge over an existing earth-banked silage clamp with a lean-to on one side to be used as a general purpose storage building for machinery, straw and animal feed under Part 6 Class A of the GDPO.
Site Address/Location:	Wiswell Eaves Farm Pendleton Road Wiswell BB7 9BZ.

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 recent planning history.

ASSESSMENT OF PROPOSED DEVELOPMENT:
Site Description and Surrounding Area:
The application relates to an established farmstead accessed via Pendleton Road in Wiswell. The application site itself does not have any designation, although some of the wider farmstead is within the designated National Landscape.
Proposed Development for which consent is sought:
Consent is sought for the construction of a multipurpose agricultural building. The application seeks to determine whether the proposal complies with the allowance 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 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. Within the submitted information it has been noted that the applicant owns and rents a substantial holding extending over 200 hectares with a significant number of livestock, comprising over 400 sheep and over 150 cattle. It has also been advised that the farm has been in existence for over 100 years, with plenty of agricultural planning history for the site being found. As such, given the scale of the holding, paired with the existence of a significant number of livestock, there is no reason to believe that the site is not used in association with an agricultural trade or business.

The agricultural holding is 202 hectares in area. The proposal is for the erection of an agricultural building for the purposes of covering an existing silage clamp and for storage. The applicant is expanding their existing enterprise by introducing a further 200 dairy ewes. Accordingly, 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 will be carried out 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 proposal does not consist of the erection or extension of a dwelling.

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

The proposed development is for the purposes of agriculture.

(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 building will not exceed 1000 square metres 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 will have a ridge height of 7.31m.

(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 a 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 development is not for the purposes of housing livestock or slurry.

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

The proposal is not connected to 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 does not consist of the above.

The proposal satisfies criteria a) – k) therefore is 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 proposed building is well related to existing built form and therefore does not raise any concerns in respect of harm to the openness of the landscape. The existing buildings on site provide a backdrop of agricultural development and as a result the proposal will not be visually prominent or appear in isolation to the rest of the farmstead.

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

Design / appearance – The building will be constructed using concrete panels and Yorkshire boards to the elevations, with a fibre cement roof. This is typical for a modern agricultural building of this nature and is similar to other buildings present within the site.

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

Observations/Consideration of Matters Raised/Conclusion:

The proposal does 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. The siting and design would be acceptable for the reasons stated above.

RECOMMENDATION:

Prior Approval Not Required.