

Report to be read in conjunction with the Decision Notice.

Signed:	Officer:	LW	Date:	23/10/25	Manager:	LH	Date:	23/10/25
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Application Ref:		3/2025/0802		 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 one steel portal framed pitched roof cattle shed, one timber framed mono-pitch young stock shed, much midden and hardcore yard under Part 6 Class A of the GPDO.
Site Address/Location:	Buildings 100m to the west of Hareclough Farm, Rabbit Lane, Talbot Bridge, Bashall Eaves, BB7 3NB.

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:

3/1990/0191: Agricultural workers dwelling (Approved).

3/1990/0492: Agricultural workers dwelling (Approved).

3/1989/0218: One detached three bedroom bungalow for occupancy of an agricultural worker (Refused).

ASSESSMENT OF PROPOSED DEVELOPMENT:**Site Description and Surrounding Area:**

The application relates an existing farmstead known as Hareclough Farm, accessed off Rabbit Lane, Balshall Eaves. The proposal site is located within the Forest of Bowland National Landscape approximately 3.2km north-west the defined settlement area of Waddington.

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 2no. new agricultural buildings, a muck midden and an area of hardstanding.

The proposed buildings would comprise a pitched roof cattle shed measuring 24.38m by 7.62m with a maximum height of 4.56m and a mono-pitch young stock shed measuring 24.38m by 9.14m with a height of 5.8m, while the muck midden would measure 9.14m by 7.62m with a height of 2m. The proposed area of hardstanding would have a footprint of 12.72m by 7.62m.

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.

The information submitted in support of the proposal states that the agricultural holding is 222 hectares in area and the existing buildings which serve Hareclough Farm are no longer sufficient to meet the operational needs of the holding. It is stated that their age, limited capacity, and outdated design mean they cannot adequately or safely accommodate the current number of cattle which presents challenges in maintaining high standards of animal welfare and efficient farm management. In this respect, it is proposed to construct two new livestock sheds, a concrete panel muck midden and hardcore yard area in order to support animal welfare, biosecurity and operational efficiency. It is stated that the proposal will provide the necessary indoor space to safely and effectively house the livestock, complying with modern agricultural standards, whilst also contributing to the long-term viability of the farm.

Accordingly, the proposed development would be carried out on agricultural land and 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 main parcel of land associated with the holding 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 within the last 10 years.

(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 2no. livestock buildings, a muck midden and area of hardstanding.

(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 1500 square metres, calculated as described in paragraph D.1(2)(a) of this Part;

The 2no. proposed livestock buildings would measure a total of 409 square metres in area while the proposed muck midden would comprise an area of 70 square metres. The proposal therefore complies with the above.

(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 development 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 development would measure 5.8 metres.

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

The 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 proposed development would be used for the accommodation of livestock; however, the proposal would not be within 400 metres of a protected building.

(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 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 development does not relate to the storage of 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 proposed development would be located adjacent to the existing agricultural buildings associated with the farmstead and would therefore be read in context within the existing built form. The proposal would therefore not appear an anomalous or incongruous addition to the surrounding landscape.

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

Design / appearance

The proposed buildings would utilise timber sleepers, concrete panels and Yorkshire board cladding to the walls, along with cement fibre and profile steel roof sheeting, all of which are materials commonly used in the construction of agricultural buildings. The proposal would therefore remain in keeping with the surroundings and wider rural area.

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

Observations/Consideration of Matters Raised/Conclusion:

The proposal satisfies 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 defined as permitted development. The siting and design are also considered acceptable for the reasons stated above.

RECOMMENDATION:

Prior Approval Not Required.