


**Report to be read in conjunction with the Decision Notice.**

<b>Signed:</b>	<b>Officer:</b>	MC	<b>Date:</b>	29/10/2025	<b>Manager:</b>	LH	<b>Date:</b>	29/10/25
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<b>Application Ref:</b>	3/2025/0811			 Ribble Valley Borough Council <a href="http://www.ribblevalley.gov.uk">www.ribblevalley.gov.uk</a>	
<b>Date Inspected:</b>	24/10/2025	<b>Site Notice:</b>	N/A		
<b>Officer:</b>	MC				
<b>DELEGATED ITEM FILE REPORT:</b>				<b>Decision</b>	<b>PRIOR APPROVAL REFUSED</b>

<b>Development Description:</b>	Prior notification for proposed roof over existing silage clamp 13.72m long, 10m wide, 6.6m high to ridge and 5.2m high to eaves under Part 6 Class A of the GDPO.
<b>Site Address/Location:</b>	Land off Longridge Road, Hurst Green, BB7 9QP

<b>CONSULTATIONS:</b>	<b>Parish/Town Council</b>
N/A	

<b>CONSULTATIONS:</b>	<b>Highways/Water Authority/Other Bodies</b>
N/A	

<b>CONSULTATIONS:</b>	<b>Additional Representations.</b>
N/A	

<b>RELEVANT POLICIES AND SITE PLANNING HISTORY:</b>
Schedule 2, Part 6, Class A of the Town and Country Planning (General Permitted Development) Order 2015 and (Amendment) Order 2018
<b>Relevant Planning History:</b>
<p><b>3/2025/0425</b>                  Prior approval of an extension to existing agricultural building for hay and straw.                  Permission not required</p> <p><b>3/2025/0134</b>                  Proposed general purpose agricultural storage building for feed and machinery and extension to hardcore track 13.72m long, 10m wide, 4.6m high to eaves and 6m high to ridge.                  Refused</p> <p><b>3/2025/0135</b>                  Approval of details reserved by condition 3 (materials) of planning permission 3/2024/0853.                  Approved with Conditions</p> <p><b>3/2024/0853</b>                  Proposed agricultural building. Regularisation of works to existing access and access track.                  Approved with Conditions</p> <p><b>3/2023/0030 (At Grindlestone House Farm)</b>                  Proposed open fronted silage clamp.                  Approved with Conditions</p>

## **ASSESSMENT OF PROPOSED DEVELOPMENT:**

### **Site Description and Surrounding Area:**

The application site comprises an area of agricultural land located just less than 1.3 kilometres to the west of the settlement of Hurst Green. The area is predominantly rural in character and the site is located within the Forest of Bowland National Landscape (formerly Area of Outstanding Natural Beauty). The site is accessed off a Public Bridleway from Longridge Road and a track has been created with hardcore, leading to an existing agricultural livestock area which is enclosed with timber fencing.

Planning permission has been recently granted for an agricultural building to house livestock as well as an extension to the building for the storage of hay and straw.

### **Proposed Development for which consent is sought:**

The application seeks to determine whether the construction of a roof over an existing silage clamp falls under the realm of permitted development or if prior approval is required.

It should be noted that when the Planning Officer visited the site there is no structure currently in situ to add a roof over. Therefore, the proposal is essentially seeking approval for a new building.

In addition, the proposed building does not have an approved access track leading to it. The site also has unauthorised hardstanding and storage containers in situ.

### **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'.

The agricultural holding is 180 hectares in area and the proposed building and access track would be on a separate parcel land that is over 1 hectares and separated by a private track. A plan identifying the extent of the holding has been submitted which indicates that the farm holding is part of Grindlestone House Farm.

The proposal is for a building over a silage clamp to safely and securely store silage made on the land to then feed back to cattle and sheep in the winter months. The supporting statement indicates that the applicant is required to store 160tons of silage on site to feed cattle on site which would require approximately 270m<sup>3</sup> which the roof would accommodate. The building would be approximately 6.6 in height to allow for an 11ton silage trailer to safely tip up to unload the grass.

The applicant considers that being able to roof over the clamp would reduce losses due to spoilage and would reduce dirty water runoff.

The agricultural holding forms part of Grindlestone House Farm which has recently had a silage clamp granted in March 2023 under planning ref: 3/2023/0030. Whilst there may be a benefit of having secure silage clamp at the site, the main site at Grindlestone House Farm is located 570m away and is not considered to be of such a distance that silage could not be transported to and from the site when required. No information has been provided within the application to fully justify a second silage clamp at the holding and why the silage storage could not be accommodated with the existing silage clamp at the main farm at Grindlestone House Farm.

As such, the proposed building is not considered reasonably necessary for the purposes of agriculture.

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 silage. Whilst it is not considered there is sufficient evidence to determine that the building is reasonably necessary, 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 not be accommodating livestock or any plant or machinery arising from engineering operations, or would it be more 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 6.6 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 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 dwelling, however the building would not be used to house livestock or be 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; 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 does satisfy all criteria a) – k), however it has not been demonstrated that the proposed building is reasonably necessary for the purposes of agriculture in this instance and therefore is not defined as permitted development.**

#### **Whether or not prior approval is needed**

Whilst it is not necessary to go onto consider prior approval matters in this instance, because of the conclusions above about this not being permitted development, in the interests of transparency the LPA will go onto consider this.

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 to be located on a parcel of land in an area that is currently void of any structures. There is an existing barn approved at the site and access track, however the additional building would result in a second agricultural building at the site. The existing barn is visible from BW0303005 and it is likely that long range views of the new building will be present from BW0303005 and footpath FP0303003 which is located to the north-east of the site.

Cumulatively the existing agricultural barn, in addition to a new barn for silage storage is considered to result in harm to the landscape character within the Forest of Bowland National Landscape by way of loss of openness and erosion of rural character.

**As such Prior approval is required and refused in terms of siting.**

**Design / appearance** – The proposed building is to be constructed using concrete panels, Yorkshire boarding and fibre cement roof sheets in nature grey. The building would have a fairly high eaves height but the ridge height is considered reasonable for an agricultural storage building of this type. In terms of construction, this is typical for an agricultural building of this nature.

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

**Observations/Consideration of Matters Raised/Conclusion:**

The proposal does not 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 therefore it fails to be considered permitted development. Furthermore, the siting would not be acceptable for the reasons stated above.

**RECOMMENDATION:**

Prior Approval is refused.