

Report to be read in conjunction with the Decision Notice.

Signed:	Officer:	LW	Date:	05/11/25	Manager:	LH	Date:	5/11/25
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Application Ref:	3/2025/0828			 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.
Site Address/Location:	Land off Osbaldeston Lane, Osbaldeston, BB2 7LZ.

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:

3/2025/0670: Prior notification for an agricultural track 42m long x 2.75m wide under Part 6 Class A of the GPDO (Permission not required).

ASSESSMENT OF PROPOSED DEVELOPMENT:

Site Description and Surrounding Area:

The application relates to an open field accessed off Osbaldeston Lane. The site to which the proposal relates is located within the Open Countryside and a Public Right of Way passes through the site.

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 a general-purpose agricultural building measuring 13.71m by 9.14m with an eaves and ridge height of 4.27m and 5.49m respectively. The building would comprise natural timber and green profile sheeting to the walls and grey fibre cement sheeting to the roof. An area of hardstanding is also proposed directly adjacent to the building.

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 submitted supporting information states that the applicant's agricultural holding is 12.13 hectares in area comprising multiple parcels of land including the application site (3.72 hectares) and other areas of land at Osbaldeston (6.07 hectares) and Mellor (2.34 hectares). It is understood that the application site is owned by the applicant, with the additional land at Osbaldeston being rented on the basis of a grazing license which has been renewed each year for more than five years and the land at Mellor rented under a five-year written agreement. The supporting information also states the farming business comprises a flock of sheep (48) and cattle youngstock (15) of various ages, with the land also cut for silage which is baled and wrapped in 1.2 metre round bales for feeding the youngstock in the autumn and the growing flock of sheep during the winter grazing period and spring lambing time.

With respect to the development, the proposal is for the construction of a general-purpose agricultural building to provide storage of baled hay, as well as produce, feed, machinery and livestock equipment. It is stated that the building would provide environmental benefits, reducing the number of plastic wrapped silage bales currently stored outside at the proposal site. It is also stated that in a high cropping year, a first cut of 81 round bales of hay could be produced off the land and stacked on end four high in one of the bays, with the height of the building designed to accommodate this without risk of damage to eaves guttering and roof sheets when loading the building. In addition to this, it is stated that any surplus in a high cropped year will be kept in case of a bad winter when hard frost or snowfall prevents grazing, with the option to sell of the surplus nearer the spring and summer so that freshly made new season hay can be stored. The building is also proposed to accommodate covered handling pens so that cattle/ sheep can receive veterinary checks and emergency treatment on site.

Accordingly, it is considered that 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.

(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 a general-purpose agricultural 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 proposed building would have a ground area of 125 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 proposed building would have a maximum height of 5.49m.

(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 road 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 proposal does not relate to a building, structure or excavation to be used for the accommodation of livestock or for the storage of slurry or sewage sludge. It is noted that the proposed building would provide covered handling pens; however, the submitted supporting information confirms that livestock will not be housed in the handling pens.

(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(3) 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 proposed building would not be sited in a visually prominent location with respect to the public highway, being adjacent to the eastern boundary of the agricultural field which is screened from Osbaldeston Lane by existing vegetation and within close proximity to an existing built structure on land to the north-east of the proposal site. Whilst the proposal would be visible from the Public Right of Way which passes through the parcel of land, the building and associated hardstanding would be sited at the end of the access track recently approved under prior notification application 3/2025/0670. As such, it is not considered, on balance, that the proposal would result in any significant detrimental harm to the surrounding landscape.

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

Design / appearance

The proposal would be of a size and scale appropriate for its intended use and constructed from materials which are typical of an agricultural building, including timber boarding, green profile sheeting and grey fibre cement roof sheeting. The building would therefore appear clearly agricultural in nature. The proposed hardstanding would also utilise limestone to match the previously approved access track.

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 (as amended) and is therefore defined as permitted development. The siting and design of the proposal is also considered acceptable for the reasons stated above.

RECOMMENDATION:	Prior Approval Not Required.
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