


Report to be read in conjunction with the Decision Notice.

Signed:	Officer:	EP	Date:	16/12/2025	Manager:	LH	Date:	16/12/25
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Application Ref:	3/2025/0849				Ribble Valley Borough Council www.ribblevalley.gov.uk	
Date Inspected:	N/A	Site Notice:	N/A			
Officer:	BT					
DELEGATED ITEM FILE REPORT:					Decision	PERMISSION NOT REQUIRED

Development Description:	Prior notification for a proposed steel feed bin 2.3m long, 7.7m high under Part 6 Class A of the GPDO.
Site Address/Location:	Hollins Farm, Slaidburn Road, Waddington. BB7 3JQ

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
Relevant Planning History:
3/2023/0060: Prior notification for a proposed roof over an agricultural slurry store. (permission not required).

ASSESSMENT OF PROPOSED DEVELOPMENT:
Site Description and Surrounding Area:
The application relates to an agricultural land parcel in Waddington. The application site is situated on the North-western outskirts of Waddington with the land parcel in question bordering the Southern perimeter of Hollins Farm. The application site contains a silage clamp, slurry store and numerous agricultural buildings.
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 proposed feed store.

Principle of Development:

In order to be permitted development, the proposed development needs to satisfy a number of criteria as comprised in Part 6, Class A of the Town and Country Planning (General Permitted Development) Order 2015. The first of those requirements is that the development must 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 130 hectares with a significant number of livestock, comprising over 700 sheep and over 170 cattle. It has also been advised that the farm has been in existence for a number of years, with some 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 proposed structure is solely for purposes of storing feed for the cattle within the farmstead. Accordingly, the proposed development is considered to be reasonably necessary for the purposes of agriculture in this instance.

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 development would be carried out on a land parcel 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;

Development under Class Q or S of Part 3 (changes of use) has not been carried out within the last 10 years

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

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

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

The proposal is designed for the purposes of agriculture being for the purpose of storing cattle feed.

(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 ground area covered by the proposed roof cover would measure be less than 1000 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 agricultural building would not be within 3 Kilometres of the perimeter 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 highest part of the proposed development would be 7.7m.

(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 roof cover would not be used for the accommodation of livestock or 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 would 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 proposed development would not be used for storing fuel for or waste from a biomass boiler or an anaerobic digestion system

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 structure would be sited to the east of the main farmstead, in close proximity to the existing agricultural buildings associated with the holding. The proposed development would therefore be read in context with the existing built form and would not appear an isolated or anomalous addition to the surrounding landscape. As such Prior approval is not required in terms of siting.

Design / appearance

The proposed structure will be constructed in steel and is typical in design for a food store of this nature. The development would therefore appear clearly agricultural in nature and would 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 meets all of the criteria set out within Schedule 2, Part 6, Class A of the Town and Country Planning (General Permitted Development) Order 2015; and prior approval is not required.

RECOMMENDATION:

Prior Approval Not Required.