


Report to be read in conjunction with the Decision Notice.

Signed:	Officer:	EP	Date:	18/12/2025	Manager:	LH	Date:	19/12/25
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Application Ref:	3/2025/0950				Ribble Valley Borough Council www.ribblevalley.gov.uk	
Date Inspected:	N/A	Site Notice:	N/A			
Officer:	BT					
DELEGATED ITEM FILE REPORT:					Decision	REFUSAL

Development Description:	Prior notification for proposed agricultural storage building 20m long x 10m wide, 4.38m high to ridge, 3.5m high to eaves under Part 6 Class A of the GDPO.
Site Address/Location:	Greystones Stopper Lane Rimington Clitheroe BB7 4DU.

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:
3/2025/0849: Prior notification for proposed agricultural track 92m long x 5m wide under Part 6 Class A of the GDPO. (live application, not yet determined).
No other relevant planning history.

ASSESSMENT OF PROPOSED DEVELOPMENT:
Site Description and Surrounding Area:
The application relates to parcel of land to the east of Greystones, on Stopper Lane in Rimington. The surrounding area is largely open and rural with some residential and agricultural development nearby. The application site is located within the designated countryside.
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 agricultural building.

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 a holding extending 12.4 hectares, they do not own any livestock and have identified that the site is solely grassland. They have suggested that they own one existing farm building within land at Greystones and that 'standard grassland management equipment' is owned, but no details of the exact type or number of machineries have been provided. Given the small scale of the holding and a lack of detailed supporting evidence, paired with the absence of any agricultural planning history at this site, it cannot be argued that the holding qualifies as an agricultural unit used for the purposes of trade or business.

It has been suggested that the building will be used to house implements, machinery and feed supplies and possibly hay if made on the holding. The proposed building is relatively substantial in scale, measuring 20m by 10m in length and width. Given no details of the number or type of machinery owned, and to be housed in the building, has been provided, it cannot be argued that the building is reasonably necessary for the purposes of agriculture in this instance. The building is large when compared with the scale of the holding, particularly in the absence of any other agricultural development.

As such, the proposed building is not considered reasonably necessary for the purposes of agriculture, and the site cannot be defined as being part of 'agricultural unit'.

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;

It is outlined that the building would be used for purposes of storing equipment, feed supplies and hay. 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 ground area covered by the proposed building 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 4.4m.

(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 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

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, or that the holding forms part of agricultural unit as per the definition within Part 6 Class A of the GPDO 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 structure would be sited to the east of Greystones on a parcel of land which is currently undeveloped. The building would be sited approximately 90 metres from the highway and host a relatively visually prominent position within the public realm. Given the absence of any other built form on this land parcel, a building in this position would appear anomalous and be of harm to the openness of the surrounding landscape.

As such, prior approval in terms of siting is required and refused.

Design / appearance

The proposed structure will be constructed using box profile steel cladding in a dark green colouring with two roller shutter doors to provide main access along with a pedestrian side door. The overall design is considered to be more industrial in nature, particularly with the roller shutter doors, which would be at odds with nearby development.

As such, prior approval is required and refused in terms of design.

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; and prior approval is required and refused in terms of siting and design.

RECOMMENDATION:

Prior Approval Required and Refused.