


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

<b>Signed:</b>	<b>Officer:</b>	LW	<b>Date:</b>	03/02/26	<b>Manager:</b>	LH	<b>Date:</b>	5/2/26
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<b>Application Ref:</b>	3/2026/0025			 Ribble Valley Borough Council <small>www.ribblevalley.gov.uk</small>	
<b>Date Inspected:</b>	N/A	<b>Site Notice:</b>	N/A		
<b>Officer:</b>	LW				
<b>DELEGATED ITEM FILE REPORT:</b>				<b>Decision</b>	<b>PERMISSION NOT REQUIRED</b>

<b>Development Description:</b>	Prior approval for proposed steel portal frame agricultural building to provide a lambing unit and housing and agricultural supplies.
<b>Site Address/Location:</b>	Foxfields Farm, Whalley Road, Hurst Green, BB7 9PN.

<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	

**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:**

**3/2025/0693:** Prior approval for proposed change of use of an agricultural building to from a dwelling under Part 3 Class Q (a) and (b) of the GPDO (Refused).

**3/2025/0216:** Prior approval under Class Q (a) and (b) for the proposed change of use of an agricultural building to one single-storey two-bedroom dwelling (Refused).

**3/2024/1041:** Prior approval under Class Q (a) and (b) for the proposed change of use of an agricultural building to one single-storey two-bedroom dwelling (Refused).

**3/2024/0527:** Extension of and alterations to existing building with nil use for use as proposed two-bedroom holiday let (Approved).

**3/2022/0604:** Proposed erection of extension to side of existing wedding events/ function building. To comprise ground floor plus mezzanine to provide bridal suite in connection with wedding venue (Approved).

**3/2021/0331:** Erection of a single storey extension to an event/ function building, whose main purpose is holding wedding ceremonies (Approved).

**3/2019/0639:** Retention of unauthorised use of wooden building (housing Stonyhurst Shoot meeting room 3/2012/0026) as a dwelling (Refused).

**3/2019/0569:** Erection of a single storey events/ function building. Extension of service road and grass over hardstanding area currently used as a base for a marquee (Approved).

**3/2017/0957:** Change of use of agricultural land to a camping facility including an area for tents and the siting of five camping pods and a facilities building with associated vehicular access tracks and pedestrian tracks (Approved).

**3/2016/0335:** Conversion of barn into habitable dwelling (Approved).

**3/2012/0026:** Proposed new wooden building to provide meeting room and undercover facilities for Stonyhurst Shoot (Approved).

**3/2011/1026:** Roof over sheet handling facilities (Approved).

**3/2009/0824:** Proposed roof over existing manure store (Approved).

#### **ASSESSMENT OF PROPOSED DEVELOPMENT:**

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

The application relates to Foxfields Farm situated on the outskirts of Hurst Green. Access to the site is from a private track off Whalley Road which runs through Foxfields Farm and Foxfields Business Park. A Public Right of Way also runs along the access track.

##### **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 steel portal frame agricultural building to provide a lambing unit/ housing and storage for agricultural supplies.

The building would measure 27.4m by 13.5m with an eaves and ridge height of 3.7m and 5.4m respectively and would comprise concrete panels with York boarding to the walls and profile metal sheeting to the roof.

##### **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 150 hectares in area, of which 50 is owned and 100 is rented. It is also stated that the farming business comprises a flock of 98 ewes and 216 other sheep.**

**With respect to the development, the proposal is for the construction of a steel portal frame agricultural building to provide a lambing unit/ housing and storage for agricultural supplies. The submitted Agricultural Information Form states that the proposed building is required to lamb sheep inside to reduce losses in bad weather and that the applicant plans to expand their existing lambing flock from 98 to 200. Additional information provided by the applicant via email also notes that the footprint of the building is based on the requirement for 1.4 square metres per sheep with the building anticipated to hold 150**

**lambing sheep at one time, along with additional space for handling facilities, straw bedding storage and feed alleys.**

**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 a 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 in 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 an agricultural building which would serve as a lambing unit and storage for agricultural supplies.**

(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 approximately 370 square metres and 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 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 5.4m.**

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

**The proposal 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 proposed building would be located within 400 metres of the curtilage of a residential dwelling and would be used for the accommodation of livestock as a lambing unit. However, A.2 (1)(a) states that development is permitted by Class A subject to the following condition –**

**Where development is carried out within 400 metres of the curtilage of a protected building, any building, structure, excavation or works resulting from the development are not used for the accommodation of livestock except in the circumstances described in paragraph D.1(3) of this Part.**

**Paragraph D.1(3) states the circumstances referred to in Paragraphs A.2(1)(a) are –**

**(a) that no other suitable building or structure, 400 metres or more from the curtilage of a protected building, is available to accommodate the livestock; and**

**(b) (i) that the need to accommodate the livestock arises from quarantine requirements, or an emergency due to another building or structure in which the livestock could otherwise be accommodated being unavailable because it has been damaged or destroyed by fire, flood or storm; or**

**(ii) in the case of animals normally kept out of doors, they require temporary accommodation in a building or other structure because they are sick or giving birth or newly born or to provide shelter against extreme weather conditions.**

**In this respect, the development would comply with the above, insofar that no other suitable building or structure is available 400 metres or more from the curtilage of a residential property and the building would be utilised as temporary accommodation for sheep who are giving birth or newly born as a lambing unit.**

(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 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 development would be sited adjacent to the existing built form associated with Foxfield Farm and Foxfield Business Park and therefore would not appear an isolated or anomalous addition to the surrounding landscape, insofar that the development would be viewed in context with the existing structures.

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

**Design / appearance**

The building would be constructed from concrete panels, York boarding and profile metal roof sheeting, all of which are typical for an agricultural building. The size and scale of the building would also not appear overly incongruous when read in context with the adjacent built form and is considered to be reasonably necessary for its proposed use.

**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 of the proposal is also considered acceptable for the reasons stated above.

**RECOMMENDATION:**

Prior Approval Not Required.