


Report to be read in conjunction with the Decision Notice.

Signed:	Officer:	EP	Date:	27/02/2026	Manager:	LH	Date:	27/2/26
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Application Ref:	3/2026/0088			 Ribble Valley Borough Council www.ribblevalley.gov.uk				
Date Inspected:	N/A	Site Notice:	N/A					
Officer:	EP							
DELEGATED ITEM FILE REPORT:					Decision	APPROVAL		

Development Description:	Prior notification for proposed agricultural storage building under Part 6 Class A of the GDPO 22.8m long, 18.3m wide, 4.25m high to eaves, 6.75m high to ridge.
Site Address/Location:	Whittams Farm Whalley Road Sabden BB7 9DT.

CONSULTATIONS:	Parish/Town Council
No comments received.	

CONSULTATIONS:	Highways/Water Authority/Other Bodies
N/A	

CONSULTATIONS:	Additional Representations.
No comments received.	

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:
No recent planning history.

ASSESSMENT OF PROPOSED DEVELOPMENT:
Site Description and Surrounding Area:
The application relates to an established farmstead on Whalley Road in Sabden. The surrounding area is both agricultural and residential in nature and the site itself is within the designated national landscape.
Proposed Development for which consent is sought:
The application seeks to determine whether the proposed agricultural building falls under the real of permitted development, or if full planning consent is required.

<u>Whether or not permitted development</u>
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 115 hectares with a significant number of livestock, comprising over 700 sheep and over 100 cattle. It has also been advised that the farm has been in existence for a significant number of years, with some historic agricultural planning history for the site being known. 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 building is for the purposes of storing agricultural machinery in order to prevent it being damaged in adverse weather conditions which will in turn reduce maintenance costs.

Accordingly, the proposed development 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 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 Class 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 proposal does not consist of the alteration of a dwelling.

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

The proposed building is designed for the storage of agricultural machinery utilised in association with the farm enterprise.

(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 building would measure less than 1000 square metres 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 building will measure 6.75 metres in height 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 building 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 not for the purposes of housing livestock or slurry.

(j) it would involve excavations or engineering operations on or over article 2(4) land which are connected with fish farming; or

The development is not connected to 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 building will not be used for storing fuel for or waste from a biomass boiler.

The proposal satisfies criteria a) – k) therefore is 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 is to be located immediately adjacent to other agricultural buildings within the unit. The proposed building being sited forward of these buildings will not appear isolated within the landscape as the existing built form will act as a backdrop when viewed from Whalley Road. It is therefore not considered that the proposed building would be of harm to the character of the national landscape or wider area as it is well related to existing built form.

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

Design / appearance- The proposed building is to be partially open sided and will be constructed using Yorkshire boarding, a concrete block plinth and fibre cement roof. This is typical for a modern agricultural building and is consistent with other buildings found within the farmstead.

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

Observations/Consideration of Matters Raised/Conclusion:

The proposal does 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, prior approval is not required. The siting and design would be acceptable for the reasons stated above.

RECOMMENDATION:

Prior Approval Not Required.