


Report to be read in conjunction with the Decision Notice.

Signed:	Officer:	LW	Date:	01/04/26	Manager:	LH	Date:	1/4/26
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Application Ref:	3/2026/0106			 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 general purpose agricultural storage building 18.28m long, 15.24m wide, 8.83m high to eaves, 9.88m high to ridge.
Site Address/Location:	Plane Tree Farm, Chipping Road, Chaigley, BB7 3LT.

CONSULTATIONS:	Parish/Town Council
N/A	

CONSULTATIONS:	Highways/Water Authority/Other Bodies
United Utilities:	Following a review of the submission, the proposal is not acceptable to United Utilities as the proposed building is located in close proximity to a large diameter trunk main and its associated legal easement. There is a risk that as the scheme progresses, the applicant, or any subsequent developer, may discover that their plans are not implementable in their existing form, resulting in the applicant having to re-submit a new planning application. It is recommended that the applicant contacts the Water Developer Services team to discuss the concern.
SABIC North West:	Advise that the developer must consult SABIC should any work within 50 metres is to be carried out, as this would need approval before any work is commenced.
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:
3/2024/0476: Proposed general purpose open-sided agricultural building 18.28m long, 9.14m wide, 4.27m high to eaves, 5.57m high to ridge (Approved).
3/2024/0092: Prior notification for general purpose open-sided agricultural building 18.28m long, 9.14m wide, 4.27m high to eaves, 5.57m high to ridge (Permission Required).
3/2022/0295: Proposed steel portal frame building to roof over a manure store within the existing farmyard (Approved).
3/2020/0525: Installation of new feed storage bin (Withdrawn).

3/2019/0541: Proposed construction of roofed cattle slurry storage facility (Approved).

3/2017/0510: Construction of new agricultural building and feed silo (Approved).

3/2016/0154: New agricultural building (Approved).

3/1989/0420: Conversion of a redundant farm building to a single dwelling (Approved).

ASSESSMENT OF PROPOSED DEVELOPMENT:

Site Description and Surrounding Area:

The application relates to a farmstead known as Plane Tree Farm, situated to the north of Chipping Road. The site to which the application relates is located within an area of Open Countryside, approximately 5km west of the defined settlement of Clitheroe and 3.5km north of Hurst Green, as well as the Forest of Bowland National Landscape, formerly an Area of Outstanding Natural Beauty.

Proposed Development for which consent is sought:

The application seeks a determination as to whether the Council's prior approval is required for the construction of a proposed general purpose agricultural storage building.

The proposed building would measure 18.28m by 15.24m and would incorporate a pitched roof form with an eaves and ridge height of 8.83m and 9.88m respectively. The building would be constructed from concrete panels and Yorkshire boarding to the walls and clear perspex sheets to the roof. Access to the building would be gained via the eastern gable elevation.

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 agricultural holding comprises 52.61 hectares of meadow, all of which is owned by the applicant, with the main enterprise being tailored to milk production comprising of 125/130 dairy cows which are housed all year round and milked via milking robots. Additionally, there are a further 550 pigs on the holding.

The submitted information goes on to state that the proposed development is required to create an indoor storage area for livestock feed, straw bales and other ancillary items, with the ability to store materials and feedstuffs in a clean and dry environment allowing the business to be cautious of their inputs and take care of equipment, reducing wear, extending design life and overall saving money.

Accordingly, 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 the site has been carried out under Class Q or S or Part 3 of this Schedule within 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 works in relation to a dwelling.

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

The proposal comprises 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;

Paragraph D.1(2)(a) states that an area “calculated as described in paragraph D.1(2)(a)” comprises the ground area which would be covered by the proposed development, together with the ground area of any building (other than a dwelling), or any structure, works, plant, machinery, ponds or tanks within the same unit which are being provided or have been provided within the preceding 2 years and any part of which would be within 90 metres of the proposed development.

The ground area covered by the proposed development would measure approximately 279 square metres.

The site was also recently granted consent for the construction of an agricultural building under application reference 3/2024/0476. The ground area covered by this building is 167 square metres. The two buildings would therefore have a combined ground area of 446 square metres which would comply with the requirements of criterion (e).

(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 maximum height of the proposed building would measure 9.88 metres.

(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 25 metres 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 development 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 building 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) and 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 would be sited within close proximity to existing agricultural buildings on site and would therefore not read as an isolated or anomalous addition to the application site or surrounding landscape.

However, the proposal would be sited within the consultation zone of a SABIC Ethylene Pipeline and within close proximity to a United Utilities trunk main. As such, prior approval is required in terms of siting given it is unknown whether the proposal would affect these infrastructure assets.

Following consultation, SABIC has not raised an objection to the proposal but advises that the applicant must consult with them should any work within 50 metres of the pipeline be carried out.

A consultation response from United Utilities has also been received. Concerns have been raised with respect to the close proximity of the development to the large diameter trunk main and its associated legal easement and the possibility that as the scheme progresses, it may be discovered that the plans are not implementable in their existing form, resulting in the application having to re-submit a new application. United Utilities have also requested the imposition of a condition on any approval requiring details of the means of ensuring the water main is protected from damage are submitted to and approved in writing by the Local Planning Authority prior to work commencing.

However, whether or not the development proposed is implementable is not a matter for consideration as part of this prior approval application. Furthermore, it is the applicant's responsibility to adhere to the provisions stated within the easement document dated 03/10/1960 UU Ref: F2629, as well as the 'Standard Conditions for Works adjacent to Pipelines' during the development. With this in mind, the siting of the development is considered acceptable.

As such Prior approval is required and approved in terms of siting.

Design / appearance

The proposed building would be constructed from concrete panels, Yorkshire boarding and clear perspex roof sheets all of which are typical of agricultural buildings. The proposed materiality would therefore appear appropriate to its proposed use and respond positively to the surrounding landscape.

The building would comprise a considerable height. However, it is understood following discussions with the Agent that the building is to be utilised for the storage of concentrates for the milk cows, as well as the storage of straw and other items, and that the most financially friendly way of purchasing concentrates is to buy an arctic wagon load at once. As such, the height of the building is required in order to allow the wagons to fully tip their load inside the building, as this cannot be done in any current building on site.

In addition to the above justification, it is noted that the proposal would be set back from the public highway and viewed in context with the existing agricultural buildings at Plane Tree Farm. The development would also be sited on lower ground than the adjacent building directly to the south of the proposal which would help mitigate some of the resultant visual impact. With this in mind, the design/ appearance of the development is, on balance, considered to be justified and acceptable.

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 would also be acceptable for the reasons stated above.

RECOMMENDATION:

Prior Approval Granted.