


Report to be read in conjunction with the Decision Notice.

Signed:	Officer:	EP	Date:	06/03/2026	Manager:	LH	Date:	6/3/26
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Application Ref:	3/2026/0108			 Ribble Valley Borough Council www.ribblevalley.gov.uk	
Date Inspected:	N/A	Site Notice:	N/A		
Officer:	EP				
DELEGATED ITEM FILE REPORT:				Decision	Prior approval not required

Development Description:	Prior Notification for proposed extension to silage building 13.7m long, 17m wide, 7.8m high to eaves, 10.1m high to ridge under Part 6 Class A of the GDPO.
Site Address/Location:	Slack Farm Settle Road Newsholme Clitheroe BB7 4JF.

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 and (Amendment) Order 2018
Relevant Planning History:
3/2022/1184: Proposed construction of new agricultural building (calf housing)
3/2022/0426: Proposed conversion of barn to domestic and construction of link extension between barn and house (Approved)
3/2016/0020: Extension to existing dairy cattle building and new silage clamp (Approved)
3/2012/0430: Proposed extension to existing dairy cattle unit (Approved)
3/2010/0951: Proposed erection of two 18m, 20Kw wind turbines (Approved)
3/2009/0997: Proposed agricultural building approx. 45.72m x 31.39m x 8.8m high to the ridge and 3.65m to the eaves (Approved)

ASSESSMENT OF PROPOSED DEVELOPMENT:
Site Description and Surrounding Area:

The application relates to a farmstead in Newsholme. The farmstead comprises a farmhouse, detached bungalow property and numerous other agricultural buildings. The application site lies within an isolated location within the open countryside with the wider area around the farmstead comprising a mixture of agricultural land, woodland and open countryside.

Proposed Development for which consent is sought:

Consent is sought for the construction of an extension to an existing silage building within the farmstead. The application seeks to determine whether the proposal is permitted development or whether prior approval is required.

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 agricultural holding is 147 hectares in area. The proposal is for the construction of a building to extend the existing silage building at the farmstead. The proposal will allow for a greater capacity of silage to be stored on site to support the operation of the farm. The existing farm has been in operation for in excess of 200 years, with a substantial amount of agricultural planning history on record for the site.

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 proposed development would be sited 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;

No development under Class Q or 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 development is for the extension of a silage building used in association with the farmstead.

(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 does not exceed 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 proposed building will have a maximum height of 10.1m 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 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;

It does not.

(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 associated 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 proposal is not for the purposes of storing fuel or waste for 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 would be sited adjacent to other agricultural buildings and would therefore be read in concert with the existing built form on site when viewed from within the surrounding landscape. The proposed building would be partially viewable from a Public Right Of Way which runs through the farmstead and would therefore have some visual impact within the public realm however in this instance the building would assimilate well within the existing farmstead therefore the visual impact of the proposal would be acceptable.

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

Design / appearance - The proposed building is an extension to an existing building on site and will be constructed in Yorkshire boards, concrete panels with a fibre cement roof. This is consistent within other building found in the farmstead and is typical for a modern agricultural building.

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.