

RIBBLE VALLEY BOROUGH COUNCIL
Development Department
Council Offices, Church Walk, Clitheroe, Lancashire, BB7 2RA



please ask for: Ben Taylor
Tel No: 01200 425111
planning fax:
my ref: 3/2026/0125
your ref:
date: 12 March 2026

Dear Sir,

TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) ORDER 2015 PART 6
PRIOR NOTIFICATION OF AGRICULTURAL AND FORESTRY BUILDINGS AND ROADS

Proposal: Prior notification for proposed steel-portal framed agricultural building under Part 6 Class A of the GDPO.

Location: Land off Slaidburn Road, Waddington, BB7 3JJ.

I refer to your notification made under Schedule 2, Part 6, Class A of the Town and Country Planning (General Permitted Development) Order 2015 and (Amendment) Order 2018 and received 18th February 2026 in which you request the Council's determination as to whether prior approval is required for the above proposal.

It is the Council's position that the development proposed does not constitute permitted development under Schedule 2, Part 6, Class A of the Town and Country Planning (General Permitted Development) Order 2015 and (Amendment) Order 2018 for the following reason(s):

- 1 The applicant has failed to demonstrate that the proposed development would be carried out on an agricultural unit of 5 hectares or more and be reasonably necessary for the purposes of Agriculture. Accordingly, the proposed development fails to satisfy the requirements of Schedule 2, Part 6, Class A of the Town and Country Planning (General Permitted Development) Order 2015 and (Amendment) Order 2018.
- 2 The proposed development would be used for accommodating livestock and sited within 400 metres of numerous protected buildings and would not meet any of the relevant exceptions which allow for such development. As such, the proposal fails to meet the requirements of Paragraphs A.1 (i) and D.1 (3) (a) & (b) (i) (ii) of Schedule 2, Part 6, Class A of the Town and Country Planning (General Permitted Development) Order 2015 and (Amendment) Order 2018.

For the above reasons the proposal would not be permitted development and so there is no need to go on and consider the prior approval matters. However, in the interests of transparency, these matters have been considered and resulted in additional reason(s)

for refusal as follows: -

3. The proposed development, by virtue of its open and isolated siting, scale, flat roof, visual prominence and location within a designated National Landscape is considered to be unacceptable in terms of its siting, design and external appearance. As such, the proposal fails to meet the requirements of Paragraphs 135 (c) and 189 of the National Planning Policy Framework and prior approval is refused on matters of siting and design.

Please contact Ben Taylor if you require any further information.

Yours faithfully,

Nicola Hopkins

**NICOLA HOPKINS
DIRECTOR OF ECONOMIC DEVELOPMENT AND PLANNING**

Right of Appeal

If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

If you want to appeal against your local planning authority's decision, then you must do so within 6 months of the date of this notice unless the following apply:

- If this is a decision to refuse planning permission for a householder application or a minor commercial application, if you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.
- If this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice [reference], if you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of this notice.
- If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within: 28 days of the date of service of the enforcement notice, or within 6 months [12 weeks in the case of a householder appeal] of the date of this notice, whichever period expires earlier.

Appeals should be made online via <https://appeal-planning-decision.service.gov.uk/before-you-start>. If someone does not have access to the internet and needs help completing the appeal digitally, they should contact the Planning Inspectorate customer service team on 0303 444 5000 who will provide details of support options available.

Before making an appeal, you may find it helpful to review guidance and watch a video explaining the appeals process at <https://www.gov.uk/government/collections/make-an-appeal-to-the-planning-inspectorate-and-associated-guidance>.

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.