


Report to be read in conjunction with the Decision Notice.

Signed:	Officer:	BT	Date:	10/3/26	Manager:	LH	Date:	11/3/26
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Application Ref:	3/2026/0125	 Ribble Valley Borough Council www.ribblevalley.gov.uk	
Date Inspected:	N/A		
Officer:	BT		
DELEGATED ITEM FILE REPORT:		Decision	REFUSAL

Development Description:	Prior notification for proposed steel-portal framed agricultural building under Part 6 Class A of the GDPO.
Site Address/Location:	Land off Slaidburn Road, Waddington, BB7 3JJ.

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:
None.

ASSESSMENT OF PROPOSED DEVELOPMENT:
Site Description and Surrounding Area:
<p>The application relates to agricultural land located on the Northern outskirts of Waddington on the Eastern side of Slaidburn Road. Access to the application site is from Slaidburn Road approximately 60 metres to the South of The Graces housing development. The application site comprises an area of open moorland located at the terminus of the site's access track from Slaidburn Road with the Waddington Brook bordering the Eastern extents of the site. An area of Woodland (Cuttock Clough) borders the Southern extents of the site. The surrounding area comprises a mixture of agricultural land and open countryside with the application site lying within the Forest Of Bowland National Landscape.</p>
Proposed Development for which consent is sought:
<p>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 framed building for the storage of haylage, winter feed, farm equipment and for livestock welfare and husbandry.</p>

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 stated to be 28 acres (11.3 hectares) in area. The application's supporting information states that the proposed agricultural building is required for the storage of haylage, winter feed, farm equipment and for livestock welfare and husbandry. Notwithstanding this, no details of the applicant's agricultural enterprise have been provided in support of the application, nor is it clear as to whether agriculture forms a primary means of income for the applicant. In addition, whilst it is stated that the proposed building would be partially utilised for livestock welfare and husbandry, no information has been provided with regards to the applicant's livestock numbers or composition. Furthermore, no information has been provided in relation to where the applicant's livestock are currently kept and no County Parish Holding (CPH) numbers have been provided in support of the application. Moreover, the Council understands that the applicant is in ownership of an existing agricultural building (a traditional stone barn located approximately 200 metres to the South-east of the application site) on land within their ownership however no justification has been put forward as to why this building could not be utilised for the stated uses.

Consequently, it is considered that the applicant has failed to provide sufficient information to demonstrate that the proposed building would in this instance be carried out on an agricultural unit of 5 hectares or more and be reasonably necessary for the purposes of agriculture.

In which case, the proposal is not considered to be permitted development under Class A, as such it is not necessary to go on to consider the other criteria / conditions within Class A. However, in the interests of transparency this assessment will go onto consider these conditions.

Having regard to criteria a) – k), development is not permitted by Class A if –

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 building would be located on a land parcel in excess of 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;

Development under Class Q or S of Part 3 (changes of use) has not been carried out within the last 10 years

(c) it would consist of, or include, the erection, extension or alteration of a dwelling;

The proposal would not consist of or include the erection, extension or alteration of a dwelling

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

The design of the proposed building would be consistent with an agricultural use

(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 1,000 square metres; or

(ii) any building erected or extended or altered by virtue of Class A would exceed 1,500 square metres,

... calculated as described in paragraph D.1(2)(a) of this Part;

The ground floor area of the proposed building would measure 167m², within the above threshold limit

(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 would not be sited within 3 Kilometres of the perimeter 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 highest part of the proposed building would be 4.2 metres, within the above threshold limit

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

The proposed agricultural building would be located approximately 230 metres from the nearest trunk road or classified road which in this instance is Slaidburn 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 partially utilised for the accommodation of livestock and would be sited within 400 metres of numerous protected buildings. Paragraph D.1 (3) of this Part allows for the erection of a building to accommodate livestock within 400 metres of a protected building subject to the following exceptions:

(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

As previously conveyed, the Council understands that the applicant is in ownership of an existing agricultural building on land within their ownership. Analysis shows this building to be in excess of 400 metres from protected buildings and as such could potentially be used to accommodate livestock however no justification has been put forward as to why this building would be unsuitable for such purposes. The proposed development therefore fails to meet the requirements of criteria (a).

(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

The need to accommodate to livestock does not in this instance relate to any 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. The proposed development therefore fails to meet the requirements of criteria (b) (i).

(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

The application's supporting information states that the proposed building would be partially utilised for livestock welfare however as stated above, the Council understands that the applicant has access to an existing agricultural building on land within their ownership which could potentially be utilised for livestock welfare and no justification has been put forward as to why this building would be unsuitable for such purposes. The proposed development therefore fails to meet the requirements of criteria (b) (ii).

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

The proposal does not relate to 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 fails to satisfy criteria i) in so far as it fails to meet any of the exceptions for allowing a building used for the accommodation of livestock within 400m of a protected building. In which case, the proposal is not considered to be permitted development, as such it is not necessary to go on to consider the prior approval matters of Siting and Design. However, in the interests of transparency this assessment will go onto consider these matters.

Whether or not prior approval is needed

In accordance with condition A2 (2) (i) the Local Authority must determine whether prior approval is required for development permitted under Class A in respect of the siting, design and external appearance of the proposal.

Siting

Prior approval is required because the proposed building would be located within an open and publicly visible location within the Forest of Bowland National Landscape.

Paragraph 135 (c) of the NPPF states:

'Planning policies and decisions should ensure that developments are sympathetic to local character and history, including the surrounding built environment and landscape setting.'

With respect to development within National Landscapes Paragraph 189 of the NPPF states:

'Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and National Landscapes.'

In this instance, the application site forms part of a wider area of open moorland which is characterised by natural features including grassland, woodland, river networks and a predominant absence of built form. As such, the application site, by virtue of its openness, natural features and predominant absence of built form reflects the character of the surrounding open countryside which contributes to the setting of the Forest of Bowland National Landscape. The proposed building, whilst relatively modest in terms of its height, would nonetheless occupy a sizeable footprint and would not be sited in close proximity to any other buildings. Furthermore, the proposed building would be sited in reasonably close proximity to Slaidburn Road and would be predominately visible within the public realm. As such, the proposed building would read as an isolated, incongruous and prominent form of development that would be at odds with and harmful to the largely open and unspoilt character of the surrounding open countryside. The proposed development is therefore considered to be in conflict with the aims and objectives set out in Paragraphs 135 (c) and 189 of the National Planning Policy Framework.

Taking account of the above, Prior Approval is refused with respect to the siting of the proposed development.

Design / appearance

Prior approval is required because the proposed building would be located within an open and publicly visible location within the Forest of Bowland National Landscape.

The proposed building would consist of a steel portal frame, concrete panels, Yorkshire boarding and a fibre cement roof, all of which are materials commonly used in the construction of modern agricultural buildings. Notwithstanding this, the proposed building would occupy a sizeable footprint at 167m² and have a flat roof (both the eaves and ridge height are stated as 4.26m), which is not considered to resemble a typical agricultural building found in such rural settings.

As such Prior Approval is refused with respect to the design of the proposed development.

Observations/Consideration of Matters Raised/Conclusion:

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. In addition, 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. The proposal is therefore not permitted development.

Furthermore, it has been assessed that prior approval is required in respect of siting and design, and the proposed development is considered to be unacceptable with respect to both matters.

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. As such, it is recommended that Prior Approval is refused.

RECOMMENDATION:

Refuse Prior Approval.