

**Report to be read in conjunction with the Decision Notice.**

<b>Signed:</b>	<b>Officer:</b>	BT	<b>Date:</b>	29/4/26	<b>Manager:</b>	LH	<b>Date:</b>	1/5/26
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<b>Application Ref:</b>	3/2026/0284	 Ribble Valley Borough Council <a href="http://www.ribblevalley.gov.uk">www.ribblevalley.gov.uk</a>	
<b>Date Inspected:</b>	N/A		
<b>Officer:</b>	BT		
<b>DELEGATED ITEM FILE REPORT:</b>		<b>Decision</b>	<b>PERMISSION NOT REQUIRED</b>

<b>Development Description:</b>	Prior notification for the erection of two agricultural buildings for the storage of machinery, equipment and agricultural materials.
<b>Site Address/Location:</b>	Lower Gazegill Farm, Cross Hill Lane, Rimington, BB7 4EE.

<b>CONSULTATIONS:</b>	<b>Parish/Town Council</b>
N/A	

<b>CONSULTATIONS:</b>	<b>Highways/Water Authority/Other Bodies</b>
N/A	

<b>CONSULTATIONS:</b>	<b>Additional Representations.</b>
N/A	

<b>RELEVANT POLICIES AND SITE PLANNING HISTORY:</b>
Schedule 2, Part 6, Class A of the Town and Country Planning (General Permitted Development) Order 2015 and (Amendment) Order 2018.
<b>Relevant Planning History:</b>
<b>3/2024/0213:</b> Regularisation of Restaurant and Car Park (Refused)
<b>3/2019/0309:</b> Application for the over roofing of a cattle gathering access to prevent diffused pollution (Permission Not Required)
<b>3/2019/0033:</b> Over-roofing of a weeping wall muck midden to prevent pollution (Permission Not Required)
<b>3/2018/0700:</b> Erection of a new farm butchery with two holiday lets on the first floor (Approved)
<b>3/2016/1159:</b> Erection of a farm tea room and car park on agricultural land (Approved)
<b>3/2013/0957:</b> Erection of a cow shed with feed barrier roof oversail (Approved)
<b>3/2012/0954:</b>

Erection of 1no. 20kW Wind turbine with a tip height of 27.1m and all associated works (Approved)

**3/2012/0926:**

Request for a Screening Opinion for an Environmental Impact Assessment (EIA) under the Town and Country Planning (Environmental Impact Assessment) Regulations 2011, Schedule 2, part 3 in relation to the erection of 1no. 20kw Wind Turbine with a tip height of 27.1m and all associated works (EIA not required)

**3/2008/0059:**

Conversion of barn/shed into cutting room (Approved)

**3/2008/0052:**

Conversion of barn into farm stay accommodation with full disabled facilities, for school groups (Approved)

**3/2004/0916:**

Conversion to provide disabled persons holiday accommodation (Approved)

**3/2000/0361:**

Agricultural building extension (Approved)

**ASSESSMENT OF PROPOSED DEVELOPMENT:**

**Site Description and Surrounding Area:**

The application relates to a farmstead located on the North-eastern outskirts of Rimington. Access to the application site is from Dancer Lane with the application site accommodating a farmhouse property, farm shop and cluster of agricultural buildings. The area surrounding the application site comprises a mixture of agricultural land, woodland and open countryside.

**Proposed Development for which consent is sought:**

The application seeks a determination as to whether the prior approval of the local planning authority is required for the construction of two agricultural buildings within the confines of the application site.

**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'. In order to satisfy this requirement it should be demonstrated that the unit (and development) is for an agricultural trade or business purpose.

The agricultural holding is 79 hectares in area (as confirmed by the applicant's agent via email). The application's supporting information states that the proposed buildings are required for the storage of machinery, equipment, feed and agricultural materials. In this instance, the proposed buildings would be sited within a working farmstead and utilised in relation to a well-established agricultural operation, with the application site's planning history showing a number of previous planning consents for agricultural development. Consequently, 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 proposed agricultural buildings 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 proposed buildings would be used to support an existing agricultural operation**

(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

**N/A**

(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 cumulative ground floor area of the proposed agricultural buildings would measure 262m<sup>2</sup>, 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 agricultural buildings 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 agricultural buildings would be 4.2 and 4.7 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 agricultural buildings would be located approximately 730 metres away from the nearest trunk road or classified road which in this instance is the C582 Rimington Lane**

(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 agricultural buildings would not be utilised for the accommodation of livestock, nor would these buildings be used 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 proposed development 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 agricultural buildings would not be used for storing fuel for or waste from a biomass boiler or an anaerobic digestion system**

#### **Whether or not prior approval is needed**

In accordance with condition A2 (2) (i) the Local Authority must also determine whether prior approval is required as to the siting, design and external appearance of the proposal.

#### **Siting**

One of the proposed agricultural buildings would be sited on the footprint of existing agricultural buildings to be demolished and both agricultural buildings would be sited in close proximity to other agricultural buildings within the farmstead and as such would be read in concert with the site's existing built form. Consequently, the proposed buildings would share an acceptable relationship with the existing buildings on site and would not read as an isolated features within the surrounding landscape. The farmstead accommodates an existing agricultural operation therefore it is not considered that the proposed introduction of buildings to the site for storage would have any undue impact upon neighbouring amenity.

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

#### **Design / appearance**

The proposed agricultural buildings would comprise a portal framed design detailed in timber cladding and dark green profiled roof sheets, all of which are materials commonly used in the construction of modern agricultural buildings and which would also match the external appearance of the existing buildings within the farmstead. As such, the external appearance of the buildings would be in keeping with the existing built form within the application site and rural vernacular of agricultural buildings within the locality. In addition, the proposed buildings would comprise a similar size to the existing shippon buildings within the farmstead with respect to their footprint and would therefore not read as an over dominant additions to the application site. Accordingly, it is not considered that the proposed development would be harmful to the visual amenities of the immediate area or wider landscape.

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

**Observations/Consideration of Matters Raised/Conclusion:**

The proposal meets all of the criteria set out within Schedule 2, Part 6, Class A of the Town and Country Planning (General Permitted Development) Order 2015 and (Amendment) Order 2018; therefore, prior approval is not required. The siting and design would be acceptable for the reasons stated above.

**RECOMMENDATION:**

Prior Approval Not Required.