

Report to be read in conjunction with the Decision Notice.

Signed:	Officer:	MC	Date:	02/06/2026	Manager:	LH	Date:	3/6/26
----------------	-----------------	----	--------------	------------	-----------------	----	--------------	--------

Application Ref:	3/2026/0365			 Ribble Valley Borough Council www.ribblevalley.gov.uk	
Date Inspected:	N/A	Site Notice:	N/A		
Officer:	MC				
DELEGATED ITEM FILE REPORT:				Decision	REFUSAL

Development Description:	Prior notification for a proposed agricultural building for machinery and haylage under Part 6 Class A of the GDPO.
Site Address/Location:	Ease Barn Farm Gallows Lane Ribchester PR3 3XX

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:

3/2019/0429

Construction of timber-framed American barn to house six horses, fodder, feed and tack. Retrospective application for 42m by 22m post and rail riding menage.
Approved with Conditions

3/2016/0782

Erection of a 11.4m x 18.7m agricultural livestock building
Withdrawn

3/2015/0655

Discharge of condition(s) 3 (materials), 4 (window detail), 5 (flood proofing), 6 (roof lights) and 8 (obscure glazing) on planning permission 3/2015/0348.
Approved

3/2015/0348

Proposed single storey extension and alterations
Approved with Conditions

3/2008/0936

Conversion of small, attached courtyard area into a sunroom. Derelict walled space to be converted.
Approved No Conditions

3/2000/0444

CONVERSION OF REDUNDANT BARN TO FORM 2 NO. DWELLINGS AND ASSOCIATED SITE WORKS
Approved with Conditions

3/1998/0725

ERECT STABLE BLOCK FOR USE BY THREE HORSES
Approved with Conditions

3/1994/023A

STORAGE BUILDING
Permitted Development

3/1993/0732

SHEEP HOUSING
Approved with Conditions

ASSESSMENT OF PROPOSED DEVELOPMENT:

Site Description and Surrounding Area:

The application site comprises an existing agricultural field located at Ease Barn farm approximately 1km north-east of the settlement of Ribchester and approximately 3km south-west of the settlement of Hurst Green.

Proposed Development for which consent is sought:

The application seeks to determine whether the proposed agricultural building falls under the realm of permitted development or if 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).

The first of those requirements is that the development must be 'carried out on agricultural land comprised in an agricultural unit of 5 hectares or more' and be 'reasonably necessary for the purposes of agriculture within that unit'.

To qualify as 'Agricultural land' the land must be used in agriculture for the purposes of a trade or business. The application form states that the farm has been used for the purposes of a trade or business for 50 years.

The agent for the application has provided additional information and evidence in an attempt to demonstrate that the land is used in agriculture for the purposes of a trade or business. This includes animal sales/purchase receipts, veterinary bills and photographs of machinery/equipment. The applicant has provided veterinary bills dated April 2025, animals supply invoice dated February and April 2026, sheep/lamb sales and invoice for purchase of straw. The supporting agricultural information states that the applicant owns 19 breeding lambs, 24 lambs and 1 ram.

Having reviewed the agricultural information form, in addition to the further evidence submitted prior to the determination of the application, the Council are not satisfied that sufficient evidence has been provided to demonstrate that the land is used for the purposes of a trade or business. The lack of tenancy agreements to formalise rented land along with the low numbers of sheep sales/purchases and the low number of livestock fails is suggestive of hobby farming rather than for the purposes of a trade or business. The agent

for the application has also provided photographs of the equipment owned by the applicant which includes a tractor, spreader and a small livestock trailer. In conjunction with appropriate supporting evidence to demonstrate that the land is used for a trade or business, this could be given more weight. However, without sufficient supporting evidence and given the low animal numbers owned by the applicant, the photographs submitted by the agent for the application are given limited weight.

It is also noted that the applicant has provided an agricultural holding number. However, whilst this is suggestive that livestock are being kept on the land, it does not demonstrate the land is being used for the purposes of a trade or agricultural business.

The submitted agricultural form indicates that the agricultural holding is approximately 8.82ha in size with 5.71ha being rented and 3.11 owned by the applicant. Whilst a plan has been provided identifying the land rented and owned by the applicant, the applicant has been unable to provide tenancy agreements for the rented agricultural land. In the absence of any evidence confirming an agreement exists on this rented land then cannot be included and the agricultural unit presented does not exceed 5ha.

As such, it is not considered that the building would be carried out on 'agricultural land comprised in an agricultural unit of 5 hectares or more', nor is it reasonably necessary for the purposes of agriculture to store agricultural machinery and haylage associated with the agricultural holding.

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 on to consider these conditions.

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 building would not be located on a parcel of land greater than 1 hectare in area and the application form indicates the parcel of land would be less than 0.4 hectares. As such the proposal would fail against this criteria.

(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 development does not involve the alteration of a dwelling.

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

It is outlined that the building would be used for purposes of storing machinery and produce. Notwithstanding that the applicant has failed to demonstrate that the land would be issued for the purposes of a trade or business or that the building is reasonably necessary for the purposes of agriculture, the purpose described is agricultural in nature.

(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 works would not be used for accommodating livestock or any plant/machinery arising from engineering operations and the proposed development would be less than 1000 square meters 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 would have a maximum height of 5 metres 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 proposed development is not within 25 metres of a metalled part of a trunk 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 building is within 400 metres of a protected building (residential properties known as Ease Barn Farm and Swallows Nest) but 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 does not consist of the above.

(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 does not consist of the above.

Whether or not prior approval is needed

Due to the findings above, it is not necessary to go on to consider the application in accordance with condition A2 (2) (i) and determine whether prior approval is required as to the siting, design and external appearance of the proposal. However, in the interest of transparency the LPA will go on to undertake this assessment.

Siting – The proposed building is to be located on a parcel of land that lies adjacent to existing structures. The agricultural building would have a modest height at approximately 5 metres however, the building would be open sided to the north elevation which would help to reduce its visual massing. As such, it is

not considered that the development would result in harm to the landscape character within the open countryside.

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

Design / appearance – The proposed building is to be constructed using a fibre cement roofing, with timber cladding to the upper part of the gable and concrete panelling to the perimeter of the building. As such, the appearance of the building would be appropriate in terms of its design and materials for agricultural storage.

The proposal would therefore not read as an incongruous or anomalous addition to the surrounding landscape.

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

Observations/Consideration of Matters Raised/Conclusion:

The applicant has failed to demonstrate that the proposed development would be reasonably necessary for the purposes of agriculture on agricultural land that is used for a trade or business purpose comprised in an agricultural unit of 5 hectares or more. The building would also be sited on a parcel of land that is less than 1 hectare.

The proposal is therefore not permitted development. 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.