

Report to be read in conjunction with the Decision Notice.

Signed:	Officer:	BT	Date:	10/6/26	Manager:	LH	Date:	10.6.26
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Application Ref:	3/2026/0383	 Ribble Valley Borough Council www.ribblevalley.gov.uk	
Date Inspected:	N/A		
Officer:	BT		
DELEGATED ITEM FILE REPORT:		Decision	PERMISSION NOT REQUIRED

Development Description:	Prior notification for a proposed steel framed boarded agricultural building for storage of food and farming machinery under Part 6 Class A of the GDPO.
Site Address/Location:	Bridge End Farm, Wood House Lane, Slaidburn, BB7 3AH.

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:**3/2026/0189:**

Approval of details reserved by conditions 3 (joinery details), 7 (roof light details), 9 (rainwater/wastewater goods), 10 (replacement flooring), 11 (internal partition walls), 12 (making good exposed area) of listed building consent 3/2023/0288 (Ongoing)

3/2026/0187:

Approval of details reserved by conditions 3 (joinery details) and 4 (roof light details) of planning permission 3/2023/0287 (Ongoing)

3/2026/0054:

Listed Building Consent for the replacement of 2 rotted trusses, re-build of gable wall and widening of connection tunnel to lower ground floor (Ongoing)

3/2026/0184:

Approval of details reserved by conditions 3 (Joinery Details) 7 (Roof Lights) 9 (Rainwater Wastewater Goods) 10 (Replacement Flooring) 11 (Internal Partition Walls) 12 (Making Good Exposed Area) on listed building consent 3/2023/0288 (Withdrawn)

3/2025/0200:

Approval of details reserved by conditions 8 (protected species license) and 10 (archaeological report) on planning permission 3/2023/0287 (Approved)

3/2024/0904:

Approval of details reserved by conditions 5 (roof slates) and 10 (written scheme of investigation) from planning permission 3/2023/0287 (Approved)

3/2024/0588:

Approval of details reserved by condition 5 (surface water drainage) of planning permission 3/2023/0644 (Approved)

3/2023/0288:

Listed Building Consent to extend residential accommodation to farmhouse building by partial change of use of attached agricultural building (Approved)

3/2023/0287:

Proposal to extend residential accommodation to farmhouse building by partial change of use of attached agricultural building (Approved)

3/2023/0644:

Proposed erection of an agricultural building (Approved)

3/2023/0260:

Proposed erection of an agricultural building (Refused)

ASSESSMENT OF PROPOSED DEVELOPMENT:

Site Description and Surrounding Area:

The application relates to a farmstead situated on the North-western outskirts of Slaidburn. Access to the application site is from the West from Wood House Lane via an access track which crosses Lanshaw Brook before terminating approximately 30 metres to the West of the farmhouse. The application site comprises a farmhouse (Grade II Listed) adjoined by a trap house and barn on its Western side elevation. A smaller outbuilding lies immediately to the South of the adjoined farmhouse, trap house and barn with a portal framed agricultural building lying approximately 120 metres away to the North-east of the site's farmhouse. The remainder of the farmstead comprises 12.5 hectares of meadow and pastureland with the large majority of this lying to the North, East and South of the farmhouse and adjoining trap house and barn. Woodland borders the Western and North-eastern sides of the farmhouse and barn with additional woodland lying further away to the South. The wider area comprises a mixture of isolated farmsteads, agricultural land, woodland and open countryside with the application site lying within the Forest Of Bowland National Landscape.

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 extension of an existing agricultural building.

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 12.5 hectares in area with the applicant's livestock currently comprising 18 cattle, 31 breeding ewes, 26 hogs and 3 tups. The application's supporting information states that the existing agricultural building approved under previous application 3/2023/0644 was at that time sufficiently sized to accommodate the applicant's livestock numbers and foodstuffs however it is stated that an extension to the site's existing agricultural building is now required in order to provide secure and dry storage for farm machinery, purchased feedstuffs, hay made on the land holdings and purchased straw so as to free up space within the existing agricultural building to accommodate the applicant's expanding livestock numbers. The proposed development has been subject to review from the Council's agricultural advisor who has confirmed that an agricultural trade is currently being operated on the land holdings and that the proposed development would be reasonably necessary to support the applicant's agricultural operation. 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 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 proposed building 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 ground floor area of the proposed agricultural building would measure 327.6m², 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 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 agricultural building would be 6.7 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 building would be located 850 metres away from the nearest trunk road or classified road which in this instance is the C519 Catlow 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 development would comprise an extension to an existing agricultural building which is used for the accommodation of livestock however the extended agricultural building would not be sited within 400 metres of the curtilage of a protected building

(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 building 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

The proposed development would be partially visible in the public realm from Public Right Of Way FP0340004 on approach to the application site from the North however the proposal comprises an extension to an existing agricultural building and would therefore not read as an isolated form of development within the surrounding landscape. The application site accommodates an existing agricultural operation and in this instance the extended building would be located at considerable distance from the

nearest neighbouring receptor to the application site. Accordingly, it is not considered that an extension to the site's existing agricultural building for the purposes of storage would have any undue impact upon neighbouring amenity.

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

Design / appearance

The proposed extension would comprise a portal framed design detailed with concrete panels, vertical timber cladding and fibre cement roof sheets, all of which would be in keeping with the character and appearance of the host building and rural vernacular of agricultural buildings within the locality. The proposed extension would increase the bulk and massing of the existing agricultural building however the extension would serve as a symmetrical continuation of the existing building with regards to its roof profile and footprint and following negotiation an amended scheme has since been submitted with the footprint of the proposed extension reduced by 27m². In addition, the proposed development has been subject to review from the Council's agricultural advisor who has deemed the footprint of the proposed extension to be proportionate relative to its proposed end use. Numerous solar panels were originally proposed across the existing building and proposed extension however it was conveyed to the applicant that these would have read as incongruous features in the context of an agricultural development in an open countryside setting therefore the proposed solar panel features have since been removed as part of the aforementioned amendments to the building's floor space area. In light of the above, it is considered that the proposed extension would read as a proportionate and congruent form of development that would not result in any harm 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.