

Appeal 6013834

Appeal details

Appeal type	Planning
Appeal procedure	Written Part 1
Appeal site	Land Off Slaidburn Rd, Waddington, BB7 3AA
Appellant contact details	Gary Pemberton [REDACTED] [REDACTED]
Application number	3/2026/0403

Before you start

Which local planning authority (LPA) do you want to appeal against?	Ribble Valley
What is your appeal about?	Prior approval
What date did you submit your application?	24 May 2026
Was your application granted or refused?	Refused
What is the date on the decision letter from the local planning authority?	17 Jun 2026

Appellant's appeal

Was the application made in the appellant's name	Yes
Application reference	3/2026/0403
Contact details	Gary Pemberton
Phone number	[REDACTED]
Site address	Land Off Slaidburn Rd Waddington BB7 3AA

What is the area of the appeal site?	113311 m ²
Is the site in a green belt	No
Site fully owned	Yes
Agricultural holding	No
Will an inspector need to access the land or property?	No
Site health and safety issues	Yes Yes we keep untrained horses that are not accepting of other people unless we are present, we have facilities to secure the said animals to ensure complete safety of anyone visiting the site, however 24hrs notice would need to be given to ensure we are available to secure everyone's safety. These are farm horses to help with eco land management
Was your application for a major or minor development?	Minor
Was your application about any of the following?	Other minor development
Enter the description of development	The proposed development is a modern steel portal frame agricultural storage building with a rectangular footprint measuring 18.28m x 9.2m, providing approximately 167m² of internal floor area. The building has an eaves height of 3.2m and a ridge height of 4.26m. Lower walls are constructed from precast grey concrete panels, providing secure, weatherproof storage for bulk livestock feed and farm equipment. Upper walls are clad in vertically fixed treated timber boards to blend with the rural landscape. The roof is finished with non-reflective juniper green profiled sheeting, incorporating translucent roof panels to maximise natural daylight. A large roller shutter door on the front elevation provides safe access for tractors and agricultural machinery.
Did the local planning authority change the description of development?	No
Why are you appealing?	**Ground 1** Our revised application addressed every reason for the original refusal. We removed the proposal to house livestock and made it clear the barn is for agricultural storage only. We also amended the design to match a similar barn previously approved by the Council. **Ground 2** Despite these changes, the application was refused for entirely different reasons. The Council now states that our 28 acre holding is not a genuine farming enterprise. We respectfully disagree and

believe this represents an inconsistent approach after we addressed the original concerns.

****Ground 3****

Our 28 acre holding, including woodland and watercourses, requires ongoing management using machinery, tools, fencing materials, fuel, animal feed and other essential equipment. These items need secure, weatherproof storage to protect them from damage and enable responsible land management.

****Ground 4****

The proposed barn is modest, proportionate and necessary for the needs of the holding. It is intended solely to support the agricultural management of the land and not for residential or commercial development.

****Ground 5****

We purchased this agricultural holding with the genuine intention of establishing a small scale farming business that will provide local produce to our community. We have invested our life savings in the land, agricultural equipment and rare Golden Guernsey goats for breeding and milk production. Refusing essential storage significantly limits our ability to manage the holding effectively and develop the sustainable farming enterprise we set out to create.

Preferred procedure	written
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Are there other appeals linked to your development?	No
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Did the appellant apply for an award of appeal costs?	No
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Appellant's documents

Application form	ApplicationFormPlanning.pdf (/published-document/dd73b173-51a4-4764-a115-c4db9202f5ae)
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Decision letter	26 0403 Decision Notice.pdf (/published-document/2ccfe647-244a-4a07-81f7-201bbba31629)
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Separate ownership certificate in application	No
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Environmental statement	No
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