


Report to be read in conjunction with the Decision Notice.

Signed:	Officer:	BT	Date:	11/6/26	Manager:	LH	Date:	16/6/26
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Application Ref:	3/2026/0403	 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 agricultural building under Part 6 Class A of the GDPO.
Site Address/Location:	Land to the East of Slaidburn Road, Waddington, BB7 3AA.

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:
3/2026/0125: Prior notification for proposed steel-portal framed agricultural building under Part 6 Class A of the GDPO (Refused)

ASSESSMENT OF PROPOSED DEVELOPMENT:
Site Description and Surrounding Area:
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.

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 a steel portal framed building for the storage of machinery, maintenance equipment, agricultural feed, hay, haylage bags and straw bales.

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 holding comprises open pastureland dedicated to forage production which requires continuous, active agricultural management to maintain the watercourses, manage the timber canopy and preserve the quality of the grazing pastures. It is stated that the applicant utilises an agricultural tractor, mower, trailer and various land implements to manage the holding however it is stated that the applicant's holding currently lacks any covered, weatherproof or secure storage structures to house the aforementioned equipment. Consequently, the applicant seeks to construct a building at the application site to house their machinery, maintenance equipment, agricultural feed, hay, haylage bags and straw bales.

Notwithstanding the above, previous application 3/2026/0125 was partly refused on the basis that no robust information had been provided to demonstrate that the applicant's land was in agricultural use for the purposes of a trade or business and in this instance whilst CPH and SBI numbers have been provided, no further evidence e.g. account records or tax return records has been provided in support of the current application to demonstrate that the applicant's land is currently in agricultural use for the purposes of a trade or business, nor is it clear as to whether agriculture forms a primary means of income for the applicant. In addition, it is not considered that the land management tasks referred to in the application's supporting information are indicative of any trade or business being in operation on the land in question. Furthermore, 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 167.4m², 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 not be utilised for the accommodation of livestock, nor would this building 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 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

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. The application’s supporting information states that landscaping is to be introduced to the rear boundary of the proposed building proposal site in the form of native trees and shrubs in order to absorb the visual impact of the proposed building however it is considered that the introduction of formal landscaping as proposed would be predominantly at odds with the open and natural character of the site and as such is not considered to be an acceptable means of mitigating the development’s visual impact. Furthermore, this landscaping cannot be relied upon in winter months, nor can it be relied upon in perpetuity to hide development that would otherwise be harmful. Consequently, the proposed building and associated landscaping 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 profiled green roofing sheets, all of which are materials commonly used in the construction of modern agricultural buildings. Notwithstanding this, and as conveyed above, the proposed building would be a sizeable structure with regards to its footprint at 167m² and would be visible in the public realm and as such is not considered to be appropriate with respect to its design in the context of the application site's open and visually sensitive setting.

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. 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.