

Report to be read in conjunction with the Decision Notice.

Signed:	Officer:	MC	Date:	06/07/2026	Manager:	LH	Date:	10/7/26
----------------	-----------------	----	--------------	------------	-----------------	----	--------------	---------

Application Ref:	3/2026/0463			 Ribble Valley Borough Council www.ribblevalley.gov.uk	
Date Inspected:	N/A	Site Notice:	N/A		
Officer:	MC				
DELEGATED ITEM FILE REPORT:				Decision	APPROVAL

Development Description:	Prior notification for proposed construction of larger muck midden and re-roofing of existing muck midden to match the new building under Part 6 Class A of the GDPO.
Site Address/Location:	Lower Lees Farm Chipping Road Cow Ark Clitheroe BB7 3DQ

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:**3/2021/1190**

Prior notification in respect of a concrete yard area hard standing 12.7 metres length x 23.6 metres width
Permission Not Required

3/2012/0532

Application for a steel portal frame building (18.29m x.13.71m) for the storage of bulk feeds.
Permission Not Required

3/2010/0633

Proposed steel framed building for storage of muck.
Permission Not Required

3/2009/0077

Steel portal frame building approx. 27m x 9m to provide additional storage facilities.
Permission Not Required

3/2005/0875

The proposed development involves the construction of a steel portal framed silage clamp (24.38m) x (15.24m), it will have a concrete floor, and reinforced walling to 3m.
No Objections

3/2000/0375

STEEL PORTAL FRAMED SHEEP BUILDING 27.43M LONG X 15.2M WIDE X 5.50M TO RIDGE

Approved with Conditions

3/1999/0714

CONSTRUCT STEEL CLEAR SPAN CUBICLE BUILDING

Approved with Conditions

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

Lower Lees Farm comprises an existing agricultural enterprise comprising approximately 109 hectares on rented land. The supporting statement advises that the current livestock enterprises on the holding include a commercial flock of 160 ewes plus followers, with 270 fattening cattle. The site comprises a number of large agricultural buildings and is sited within the Forest of Bowland National Landscape and is sited approximately 2.6km to the south of the hamlet of Whitewell and approximately 3km to the north-east of the village of Chipping.

Proposed Development for which consent is sought:

The application seeks to determine whether the construction of larger muck midden and re-roofing of an existing muck midden to match the new 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 site comprises an established agricultural unit with a large number of livestock. Lower Lees Farm also has an extensive planning history for agricultural buildings, including the granting of previous prior approval applications.

As such, The Council are satisfied that the development would be carried out on 'agricultural land comprised in an agricultural unit of 5 hectares or more'.

An assessment must be made as to whether the proposed development is reasonably necessary for the purposes of agriculture.

The application is supported by a planning statement, a justification within the submitted application form, a letter of support from the Environment Agency (dated 2023) and a Catchment Sensitive Farming application form dated from 2023.

Firstly, the application involves the roofing over an existing muck midden which the application form states is in need of replacement and is in poor condition. Two areas are also identified on the submitted site plan which show 637sqm to be used for a new muck midden.

The supporting letter states that the farm created substantial quantities of farmyard manure which is currently stored uncovered on the site. The letter states that the applicant has received grant funding towards a new muck midden to reduce the water pollution and reduce nutrient loss through rainwater runoff. And improve farm efficiency by reducing haulage associated with spreading manure.

The letter of support also states that the proposal would not contribute towards the expansion of the farm and would not represent an intensification of the agricultural use of the holding.

The Council does not raise an objection to the re-roofing of the existing muck store which the applicant advises is in need of replacement. It is noted that the letter of support from the Environment Agency and the Catchment Sensitive Farming application document is from October 2023 and is for 380sqm of floorspace rather than what has been applied for. However, the Council are satisfied that given the site comprises an established agricultural unit, the additional covered muck areas are reasonably necessary for the purposes of agriculture.

A full assessment shall be made as to whether the proposal complies with criteria a-k below.

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 be located on a parcel of land greater than 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;

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 manure which is for agricultural purposes.

(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 7.49 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 Lower Lees Cottage) 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 but also lies adjacent to open, agricultural fields. The agricultural building would have a height that is considered average for the type of agricultural building. The building would be read against the backdrop of other agricultural buildings within the farmstead. 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 pre-cast concrete panels to a height of 2m topped with steel profile sheet cladding to the eaves. The concrete panels would be light grey

and the sheet cladding would be slate blue with a steel profile sheet roof to match the materials and colour of existing surrounding agricultural buildings.

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 proposed development meets all the criteria set out within Schedule 2, Part 6, Class A of the Town and Country Planning (General Permitted Development) Order 2015 and is therefore defined as permitted development. The siting and design/ appearance would also be considered acceptable for the reasons stated above. As such, prior approval is not required.

RECOMMENDATION:

Prior Approval Not Required.