

Report to be read in conjunction with the Decision Notice.

Signed:	Officer:	LW	Date:	22/07/26	Manager:	LH	Date:	23/7/26
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Application Ref:		3/2026/0493		 Ribble Valley Borough Council www.ribblevalley.gov.uk	
Date Inspected:	N/A	Site Notice:	N/A		
Officer:	LW				
DELEGATED ITEM FILE REPORT:				Decision	PERMISSION NOT REQUIRED

Development Description:	Prior notification for proposed agricultural storage building 36.58m long, 13.71m wide, 3.92m high to eaves, 5.18m high to ridge under Part 6 Class A of the GPDO.
Site Address/Location:	Ottie Green Farm, Whitecroft Lane, Mellor, BB2 7HE.

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:

3/2024/0411: Prior notification for agricultural storage building 18.28m long, 12.19m wide, 3.92m high to eaves, 4.93m high to ridge (Permission Not Required).

ASSESSMENT OF PROPOSED DEVELOPMENT:

Site Description and Surrounding Area:

The application relates to an existing farmstead known as Ottie Green Farm, comprising a residential dwellinghouse and attached barns situated within the Open Countryside, approximately 200m south-east of the defined settlement limits of Mellor.

Proposed Development for which consent is sought:

The applicant seeks a determination as to whether the Council's prior approval is required for the construction of a proposed agricultural building which would serve primarily as storage for feed, silage and straw, as well as specialised agricultural machinery.

The proposed building would measure 36.58m by 13.71m and would incorporate a pitched roof form with an eaves height of 3.92m and ridge height of 5.18m. The building would be constructed from concrete panels and timber cladding to the walls with a steel box profile roof.

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 supporting information submitted with the application confirms that the applicant's farming enterprise extends to approximately 165.52 hectares, the majority of which comprises pasture land. The application site itself forms part of a holding extending to approximately 34.8 hectares. The submission explains that, although the holding already contains a modern agricultural building, this building is fully utilised for the storage and maintenance of agricultural machinery. The proposed building would provide dedicated storage for feed, silage and straw, together with a limited area for additional machinery storage.

It is further stated that the existing traditional farm buildings are unsuitable for modern agricultural operations due to restricted access for contemporary agricultural machinery. The proposed purpose-built building would provide appropriate storage for straw, silage and feed, protecting these materials from weather damage and helping to maintain their quality.

Having regard to the information submitted, it is accepted that the development would be situated within an agricultural unit exceeding 5 hectares in area and that the proposed building is reasonably necessary for the purposes of agriculture within that unit. Accordingly, the proposal is considered to satisfy the requirements of Class A in this respect.

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 submitted application form states that the area of the parcel of land where the development is to be located is 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 on the site has been carried out under Class Q or S of Part 3 of this Schedule within the last 10 years.

(c) it would consist of, or include the erection, extension or alteration of a dwelling;

The development does not include any works in relation to a dwelling.

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

The proposal comprises an agricultural storage building.

(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 operation, would exceed 1000 square metres; or

(ii) any building erected or extended or altered by virtue of Class A, would exceed 1500 square metres, calculated as described in paragraph D.1(2)(a) of this Part;

Paragraph D.1(2)(a) states that for the purposes of Classes A, B and C, an area calculated as described in paragraph D.1(2)(a) comprises the ground area which would be covered by the proposed development, together with the ground area of any building (other than a dwelling), or any structure, works, plant, machinery, ponds or tanks within the same unit which are being provided or have been provided within the preceding 2 years and any part of which would be within 90 metres of the proposed development.

The ground area covered by the proposed building would measure approximately 501.5 square metres.

The site was also granted prior approval for the construction of an additional agricultural storage building under application ref: 3/2024/0411 on 15th July 2024. However, the ground area covered by this building measures 223 square metres resulting in a total of 724.5 square metres.

The development would therefore not exceed the limitations set out above and would comply with this criterion.

(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 maximum height of the proposed structure would measure 5.18m.

(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 would not be within 25 metres of a metalled part of a trunk road 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 building 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 would not involve 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.

The proposal satisfies criteria a) – k) and is therefore defined as permitted development.

Whether or not prior approval is needed

In accordance with condition A2 (2) (i) the Local Authority must determine whether prior approval is required as to the siting, design and external appearance of the proposal.

Siting

The proposed development would be sited immediately adjacent to the existing built form on site, comprising a modern agricultural building, a barn and residential dwellinghouse. The proposed building would therefore be read in context with the existing cluster of buildings and would not appear as an incongruous or anomalous addition to the application site or surrounding area.

However, the proposal would be sited within the consultation zone of a Major Gas Pipeline and as such, prior approval is required in terms of siting given it is unknown whether the proposal would affect this infrastructure asset.

Following consultation with the pipeline operator, Cadent Gas, no objection has been raised. On this basis, the siting of the development is considered to be acceptable in this particular instance. However, the applicant is advised to register on www.linerearchbeforeudig.co.uk to submit details of the planned works for review prior to works commencing, to ensure requirements are adhered to.

As such prior approval is required and approved in terms of siting.

Design / appearance

The size, design, and materials of the proposed development would be typical of an agricultural storage building, incorporating concrete panels and timber cladding to the walls and steel box profile roof. It is therefore not considered that the design and appearance of the proposed development would result in any measurable undue harm when read in its immediate context.

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

Observations/Consideration of Matters Raised/Conclusion:

The proposal complies with 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 is therefore defined as permitted development. The siting and design of the proposal is also considered to be acceptable for the reasons stated above.

RECOMMENDATION:

Prior Approval Required and Approved.