

Report to be read in conjunction with the Decision Notice.

Signed:	Officer:	EP	Date:	09/09/2026	Manager:	LH	Date:	10/9/26
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Application Ref:	2026/0626			 Ribble Valley Borough Council www.ribblevalley.gov.uk	
Date Inspected:	N/A	Site Notice:	N/A		
Officer:	EP				
DELEGATED ITEM FILE REPORT:				Decision	PRIOR APPROVAL REFUSED

Development Description:	Prior notification for a proposed earth banked slurry lagoon to store cattle slurry to be utilised on the farm, under Part 6 Schedule 2 of the GDPO.
Site Address/Location:	Foulds House Farm Sabden Road Simonstone BB12 9AD

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:

No planning history for the application land parcel.

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

The application site is a working farm accessed via a farm track off Sabden Road, the parcel of land where the development is to be located is within the holding sited approximately 300m south of the main farmstead.

Proposed Development for which consent is sought:

This application seeks to determine whether the proposed agricultural development falls under the realm of permitted development or whether full planning consent 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 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 81 hectares in area and has been in operation for in excess of 100 years. There is also an established agricultural planning history for the wider farmstead at Foulds House Farm. In light of this and given the nature of the proposed development being for a slurry lagoon, there is no reason to believe the agricultural holding is not part of the trade for business or reasonably necessary for the purposes of agriculture within said unit.

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 development would be carried out on a land parcel greater than 1 hectare.

(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 does not consist of 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 is for the purposes of housing slurry in association with the operations of the farmstead.

(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 proposed slurry lagoon would measure less than 1000 square metres 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 development 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 slurry lagoon would measure 0.5 above ground level with a 1.8m high perimeter fence.

(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 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 development is for the purposes of storing slurry. The application site is within 400m of at least 7 residential dwellings. The proposal therefore fails to meet this criterion.

(j) it would involve excavations or engineering operations on or over article 2(4) land which are connected with fish farming; or

N/A

(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.

N/A

The proposal does not satisfy all of the relevant criteria and is therefore not classed as permitted development. In which case it is not necessary to go on to consider the prior approval matters, however in the interest of transparency and completeness this will be considered below.

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 slurry lagoon is located a substantial distance from the main farmstead in an isolated position within an undeveloped land parcel. Whilst the proposed lagoon has a relatively modest height of 500mm, the surrounding perimeter fence has a height of 1.8m. The introduction of development of this nature within an undeveloped land parcel would be considered harmful to the character and openness of the open countryside. No justification for the proposed development being in such an isolated position has been provided

As such Prior approval is required and refused in terms of siting.

Design / appearance

The proposed slurry lagoon is designed in a way that is typical for an agricultural holding of this nature, being earth banked and largely undetectable. However, the proposed surrounding perimeter fence is not typical and would increase the visual prominence of the development. The perimeter fence is likely to look overly domestic in appearance and being 1.8m tall but covering a relatively small floor area would appear anomalous within this isolated setting.

As such Prior approval is required and refused in terms of design and appearance.

Observations/Consideration of Matters Raised/Conclusion:

The proposal does not meet all of the criteria set out within Schedule 2, Part 6, Class A of the Town and Country Planning (General Permitted Development) Order 2015 therefore cannot be permitted development. Even if the permitted development criteria were satisfied, the LPA considers that the prior approval matters of siting and design are not acceptable.

RECOMMENDATION:

Prior Approval Refused.