

Report to be read in conjunction with the Decision Notice.								
Signed:	Officer:	LW	Date:	11/09/26	Manager:	LH	Date:	12/9/26

Application Ref:	3/2026/0636			 Ribble Valley Borough Council www.ribblevalley.gov.uk	
Date Inspected:	N/A	Site Notice:	N/A		
Officer:	LW				
DELEGATED ITEM FILE REPORT:					
				Decision	APPROVAL

Development Description:	Prior notification for proposed agricultural storage building 30.2m long, 13m wide, 6.45m high to ridge and 5.3m high to eaves under Part 6 Class A of the GPDO.
Site Address/Location:	Carr Hall, Whalley Road, Wilpshire, BB1 9LJ.

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:
3/2026/0216: Prior notification for proposed agricultural storage building 30.2m long, 13m wide, 6.45m high to ridge and 5.3m high to eaves under Part 6 Class A of the GPDO (Refused).
3/2024/0124: Prior notification for proposed agricultural storage building 30.2m long, 13m wide, 6.45m high to ridge and 5.3m high to eaves (Permission Required).
3/2009/0503: Implement and hay store 27.5m x 12.5m (Permission Required).
3/2009/0210: Erection of agricultural cattle shed (Refused).
3/2008/0043: The erection of a steel portal framed building to house livestock (Withdrawn).

ASSESSMENT OF PROPOSED DEVELOPMENT:
Site Description and Surrounding Area:
The application site is located to the south-east of Whalley Road at Carr Hall, between the defined settlements of Langho and Wilpshire and on land which is designated as Green Belt. To the south of the proposal site is Carr Hall Woodlands which is protected under a Tree Preservation Order.

Proposed Development for which consent is sought:

The application seeks a determination as to whether the Council's prior approval is required for the construction of a proposed agricultural storage building.

The proposed building would measure 30.2m by 13m with an eaves and ridge height of 5.3m and 6.45m respectively. The building would be constructed from block work to the lower elevations and dark green profile sheeting to the upper elevations and roof. To the front elevation, two timber sliding doors would be featured.

A new area of hardstanding would also be created as part of the development.

The application is a re-submission of prior approval application 3/2026/0216 which was refused for the following reason:

Based on the information submitted, the proposed development is not considered to be reasonably necessary for the purposes of agriculture as the submitted information fails to show that the proposed development is needed to support the agricultural activity in operation. Furthermore, it would not be carried out on an agricultural unit by virtue of commercial land being included within the identified site. Additionally, insufficient evidence has been provided to demonstrate that the land on which the building would be sited is used for the purposes of an agricultural trade or business. As such the development would fail to satisfy the requirements of Schedule 2, Part 6, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 and cannot be considered permitted development.

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.

Prior Approval application 3/2026/0216 was refused on the grounds that this requirement had not been satisfactorily demonstrated. In an attempt to address this concern, an updated Planning Statement has been submitted in support of the current application.

The submitted information states that the applicant operates a long-established agricultural business based at Cunliffe House Farm, Langho. For the past six years, the applicant has farmed agricultural land at Carr Hall under a Farm Business Tenancy, in addition to their wider agricultural holding. Following a period during which the land was divided between two tenancies, the applicant has held the tenancy for the entirety of the Carr Hall agricultural unit, comprising 36.8 hectares (91 acres), for the last two and a half years and now seeks to consolidate and formalise operations on the site. A copy of the tenancy agreement has been submitted with the application.

The supporting information states that approximately half of the land at Carr Hall is used for grazing, with the remaining land managed for hay and silage production. It is estimated that around seven large bales of hay are produced per acre. The holding supports approximately 80 cattle and 200 sheep annually, with a maximum of around 25 cattle and 76 sheep present at any one time. During the winter period, livestock are fed on a proven mix and silage distributed using a feed mixer. Livestock are moved between parcels on a rotational basis in accordance with ground conditions, grass availability and seasonal husbandry requirements. Whilst some livestock may be transferred to Cunliffe House Farm during periods of particularly

wet winter weather, the Carr Hall unit is said to continue to require machinery and facilities for grassland management, forage production, feed storage and the day-to-day management of livestock retained on, or returning to, the holding.

During the assessment of the previous application (3/2026/0216), concerns were raised as to whether the proposed building was reasonably necessary for the purposes of agriculture when the agricultural enterprise was considered as a whole, rather than solely in relation to the Carr Hall land.

In response, the applicant advises that the proposed building would be used exclusively in connection with agricultural activities undertaken within the Carr Hall agricultural unit. The building would principally provide storage for forage, supplementary livestock feed, machinery and agricultural implements produced and used at the Carr Hall unit. Further information has also been submitted to justify the proposed scale and design of the building.

The proposed building would have a ground floor area of approximately 392.6 square metres. The supporting statement notes that the holding produces a significant quantity of hay annually and that the building has been designed to accommodate up to 270 large bales. Each bale measures approximately 1.2 metres in diameter and 1.2 metres in height, with the submitted floor plan showing a stacking arrangement three bales high. Additional storage space is also required for four one-tonne bags of proven feed.

The information also states that the cultivation, mowing, harvesting and management of approximately 36.8 hectares of grassland requires a range of agricultural machinery and equipment. The proposed building is intended to accommodate a tractor, JCB, feed wagon, shear grab, mule and a number of trailers. The submitted floor plan demonstrates how both machinery and forage could be stored within the building whilst retaining adequate access and operational circulation space.

The supporting statement further advises that there is currently no suitable permanent covered agricultural storage facility within the Carr Hall unit. Consequently, machinery is either stored externally or transported between Carr Hall and Cunliffe House Farm. This is said to increase the risk of deterioration and theft, whilst the transportation of machinery and equipment between the two holdings results in operational inefficiencies and unnecessary agricultural vehicle movements.

In considering application 3/2026/0216, concerns were raised regarding the relatively short distance between Carr Hall and Cunliffe House Farm and whether existing buildings at Cunliffe House Farm could reasonably accommodate the storage requirement associated with the Carr Hall unit.

In response, the supporting statement notes that Cunliffe House Farm is located approximately 4.2 kilometres from Carr Hall by road. However, it is contended that the potential availability of storage within the applicant's wider agricultural enterprise does not negate the operational need for a building at Carr Hall itself. The applicant argues that reliance on storage facilities at Cunliffe House Farm would not address the requirement for the storage of machinery, feed and forage to be available at the point of production and use and would perpetuate the regular movement of agricultural vehicles between the two holdings, which the proposed development seeks to avoid.

The submitted information states that, in the absence of on-site storage, machinery, implements, feed and forage must be routinely transported between the two holdings, including journeys along the A59. It is estimated that transporting the 270 hay bales produced annually at Carr Hall generates approximately 150 return trips, equating to around 300 individual tractor movements. The applicant contends that the provision of dedicated storage at Carr Hall would substantially reduce these movements and associated labour requirements, improve the efficiency of agricultural operations, reduce fuel consumption and vehicle wear, and minimise emissions and disturbance on the highway network.

It is further stated that at least two return journeys are typically made between Carr Hall and Cunliffe House Farm each week. The provision of on-site machinery storage would enable at least one of these journeys to

be undertaken by car rather than tractor, resulting in reduced journey times, fuel consumption, tyre wear and disruption to other road users.

Concerns were also previously raised regarding the likelihood of high-value agricultural machinery being stored at Carr Hall given the relative lack of surveillance at the site, together with the scale of the proposed building in relation to its intended use. In response, the supporting information states that a secure, enclosed building would provide significantly greater protection from theft, vandalism and weather exposure than the current arrangement, whereby machinery is stored externally. Furthermore, the submitted floor plan identifies the space allocated to individual machinery, forage and feed storage areas, and demonstrates how the building has been designed to accommodate the stated operational requirements of the holding.

The applicant has also confirmed that the commercial land and the land associated with the Carr Hall dwelling are separate from, and do not form part of, the agricultural unit to which the application relates. The submitted plans clearly delineate the extent of the Carr Hall agricultural holding and show the proposed building to be located wholly within agricultural land. The application is further supported by livestock movement records, agricultural invoices, forage production records and photographic evidence intended to demonstrate the ongoing agricultural use of the land.

In light of the additional information provided, it is considered that the applicant has demonstrated, on balance, that the proposed building is reasonably necessary for the purposes of agriculture within the agricultural unit. As such, this requirement of Class A is satisfied.

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 development would be carried out on a parcel of land which 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 and associated hardstanding.

(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 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;

The ground area to be covered by the proposed building would measure approximately 392 square metres.

(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 building would measure 6.45 metres.

(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 proposal 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 all 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 building would not take a visually prominent position within the surrounding landscape, being set back from the main highway of Whalley Road and screened from view by the existing structures associated with Carr Hall. In this context, the proposed development would not appear an isolated addition to the application site or surrounding landscape.

The periphery trees of Carr Hall Woodland, which is protected under a Tree Preservation Order, are situated to the south of the proposal. As such, an Arboricultural Impact Assessment has been submitted in support of the application.

The Assessment states that the site contains a limited arboricultural resource comprising two individual oak trees and one woodland group, all classified as Category B (moderate quality). Collectively, these features provide moderate value, contributing to local landscape character, boundary screening and ecological function. A drainage ditch/ watercourse is present along the woodland boundary and has been treated as a relevant physical and hydrological constraint. The Assessment goes on to note that the proposed development has been designed to avoid direct conflict with retained trees. No removals are required, and all trees can be retained without adverse impact, subject to appropriate protection. The proposed building and associated hardstanding are shown outside the plotted Root Protection Areas on the Tree Impacts and Protection Plan, drawings TIP-001 Rev A and standard arboricultural protection measures are proposed during construction works to ensure the long-term retention of the trees.

With this in mind, the siting of the development is considered acceptable.

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

Design / appearance

The proposed building would comprise a relatively large footprint; however, when read in context with the existing nearby built form, it is not considered that the proposal would read as an incongruous or over dominant addition. The building would be constructed from block work and dark green profiled sheeting to both the external elevations and roof, both of which are typical of agricultural buildings. The proposed timber sliding doors would also appear agricultural in nature.

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:	That Prior Approval be granted.
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