

Report to be read in conjunction with the Decision Notice.

Signed:	Officer:	MC	Date:	06/10/2026	Manager:	LH	Date:	06.10.26
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Application Ref:		3/2026/0675		 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 roofing over existing building to prevent run off under Part 6 Class A of the GPDO
Site Address/Location:	Bolton Fold Farm, Alston Lane, Longridge, PR3 3BN

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:**3/2026/0746**

Approval of details reserved by conditions 4 (biodiversity gain plan) and 5 (landscape/habitat management and monitoring plan) of planning permission 3/2026/0359.

Pending Consideration

3/2026/0457

Proposed erection of additional cow cubicle

Approved with Conditions

3/2026/0359

Proposed extension to existing cow cubicle

Approved with Conditions

3/2026/0437

Approval of details reserved by conditions 3 (materials), 5 (ecology mitigation), 6 (ground and floor levels), 7 (Construction Management Plan), 8 (land contamination Investigation), 9 (details of solar panels), 11 (wheel washing facilities) and 19 (external lighting) of planning permission 3/2025/0930.

Approved with Conditions

3/2025/0930

Proposed erection of 2 no. self-build agricultural workers dwellings with access and parking.

Approved with Conditions

3/2025/0141

Regularisation of erection of three commercial buildings (10 commercial units Use Class B2, B8 and sui generis) and associated works.

Refused

3/2025/0031

Approval of details reserved by conditions 3 (external materials), 4 (construction management plan) and 7 (landscaping scheme) on planning permission 3/2024/0618.

Conditions Partially Discharged

3/2024/1029

Proposed construction of two agricultural workers dwellings with access and parking.

Refused

3/2024/0618

Proposed change of use of a building and yard from agricultural to industrial storage and hardstanding.

Replacement of existing walls and roof with new cladding and new roller shutter doors.

Approved with Conditions

3/2024/0199

Prior notification of a roof over an existing agricultural block waste building.

Permission not required

3/2024/0055

Prior approval of a roof over an existing slurry store.

Permission not required

3/2023/0650

Erection of new agricultural building for cow cubicle.

Approved with Conditions

3/2023/0206

Proposed single storey side extension.

Approved with Conditions

3/2022/0208

Proposed new buildings Unit 1 and Unit 3 to provide storage of animal feed to include hay/straw and machinery.

Permission Required

3/2022/0094

Proposed new buildings Unit 1 and Unit 3 to provide storage of animal feed to include hay/straw and machinery.

Refused

3/2021/0090

Proposed new building to provide storage of animal feed to include hay/straw and also machinery storage.

Permission not required

3/2016/1084

Phase 2 additional cattle housing building. (Resubmission of application 3/2015/0621).

Approved with Conditions

3/2016/0896

Phase 2 extension of roof covering and walls to existing earth banked silo pit.

Approved with Conditions

3/2016/1083

Phase 1 extension to existing cattle housing and reconfiguration of orientation of existing building.

Resubmission of planning application 3/2015/0616.

Approved with Conditions

ASSESSMENT OF PROPOSED DEVELOPMENT:

Site Description and Surrounding Area:

The site forms part of Bolton Fold Farm which is a farmstead to the southern end of Longridge. The wider site comprises a farmhouse property and a number of agricultural buildings. The site is located just outside of the settlement boundary within the open countryside and is accessed off the B6243. The immediate vicinity of the farm is semi-rural in character with a number of residential dwellings to the west of the farm, as well as a restaurant.

Proposed Development for which consent is sought:

The application seeks to determine whether the roofing over an existing building at the farm falls under the realm of permitted development or if prior approval is required. The building currently consists of concrete aprons, sited immediately between two existing buildings. The existing concrete aprons do not appear to benefit from planning permission but based on the period of time for which they have been constructed, they are considered to be lawful through the passage of time.

The proposed building would be approximately 15.18m x 8.8m by 5.1m and would be constructed of juniper green profiled cladded panels with existing grey concrete aprons.

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 land has been used for the purposes of a trade of business for 32 years.

The site comprises an established agricultural unit with a large number of livestock, including 300 dairy cows, 300 beef cattle and over 1000 sheep. Bolton Fold 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.

There is some conflict within the submitted information as to the requirement for the roofing over the existing building. The application form states that the roofing over is required to prevent contamination into the watercourses but the submitted agricultural information form states that it is for storage purposes.

The agent for the application has since advised that the roofing over the existing structure is required for the purposes of agriculture insofar that it would allow the applicant to place animals in there for a temporary measure whilst they are being treated. The roofing over would reduce waste material from the animals getting wet and leading to contamination within the surrounding watercourses.

Having regard to the above, the Council is satisfied that the proposal would be reasonably necessary for the purposes of agriculture within that unit.

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 temporary livestock handling and reducing contamination through improved storage of waste.

(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 be used for accommodating livestock but would not arise 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 5.1 metres in height.

(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 and would be used for livestock accommodation. Certain exceptions apply which include those stated within D.1(3) of the Town and Country Planning (General Permitted Development) Order 2015 and (Amendment) Order 2018. Criterion D.1(3) states:

3) The circumstances referred to in paragraphs A.2(1)(a) and B.5(1) of this Part are—

(a) that no other suitable building or structure, 400 metres or more from the curtilage of a protected building, is available to accommodate the livestock; and

(b)(i) that the need to accommodate the livestock arises from quarantine requirements, or an emergency due to another building or structure in which the livestock could otherwise be accommodated being unavailable because it has been damaged or destroyed by fire, flood or storm; or

(ii) in the case of animals normally kept out of doors, they require temporary accommodation in a building or other structure because they are sick or giving birth or newly born, or to provide shelter against extreme weather conditions.

The agent for the application has advised that the building would be used temporarily for treatment if an animal is sick and as such, this falls within one of the exceptions.

The proposal would therefore satisfy the requirements of criterion (i).

(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

Siting – The application site is located within the existing farmstead and is sited immediately adjacent to existing agricultural buildings and would therefore be read within the context of existing built form. Elevations have been submitted which indicate that the building would be similar in height to the adjacent buildings. The building would not be highly visible from the public realm, being sited adjacent to existing structures. As such, it is not considered that the development would result in harm to the landscape character of the open countryside.

As such Prior approval is not required in terms of siting.

Design / appearance – The building would be of an appropriate size and scale in relation to existing agricultural buildings within its immediately surroundings. The building would utilise juniper green cladding and it is noted that the adjacent agricultural buildings comprise a mix of green cladding and timber boarding. As such, the design and materials would not be out of keeping with the surrounding area.

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.