

Report to be read in conjunction with the Decision Notice.

Signed:	Officer:	BT	Date:	20/10/25	Manager:	LH	Date:	21/10/25
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Application Ref:	3/2025/0778	 Ribble Valley Borough Council www.ribblevalley.gov.uk	
Date Inspected:	N/A		
Officer:	BT		
DELEGATED ITEM FILE REPORT:		Decision	PERMISSION NOT REQUIRED

Development Description:	Prior notification for proposed agricultural building for storage of machinery and straw, resurfacing and improvement of track for access to fields, under Part 6 Class A of the GDPO.
Site Address/Location:	Higher House Farm, Settle Lane, Paythorne, BB7 4JD.

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:**3/2022/0498:**

Proposed agricultural building over an existing muck midden (Approved)

3/2016/0402:

Prior notification of proposed demolition of redundant steel portal frame building (Refused)

3/2015/0661:

Prior approval of proposed change of use of agricultural building to a dwellinghouse (Class Q (a) only) (Approved)

3/1992/0353:

Erect a 20' x 30' muck midden for the storage of solid manure (Approved)

3/1992/014A:

Muck midden (Withdrawn)

ASSESSMENT OF PROPOSED DEVELOPMENT:

Site Description and Surrounding Area:

The application relates to farmstead located in Paythorne. Access to the application site is from Settle Road with the application site accommodating a cluster of agricultural buildings and farmhouse property. The area surrounding the application site comprises a mixture of agricultural land, woodland and open countryside.

Proposed Development for which consent is sought:

The application seeks a determination as to whether the prior approval of the local planning authority is required for the construction of a steel portal framed building and resurfacing of an existing farm track. The proposed portal framed building would be sited approximately 70 metres away to the South-west of Higher House Farm and would replace existing agricultural buildings which are currently in a state of disrepair. The larger section of the existing farm track to be resurfaced lies approximately 70 metres away to the North-east of Higher House Farm and runs for a distance of approximately 400 metres before terminating at Ing Lane / Public Right Of Way BW0331008 to the North-east of the application site. The smaller section of the existing farm track to be resurfaced covers a distance of approximately 70 metres in length and lies approximately 30 metres away to the South-west of Higher House Farm, with this section of the farm track also forming part of Public Right Of Way FP0331012.

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'.

The agricultural holding is 28.7 hectares in area. The application's supporting information states that there is currently a need on the holding for the storage of agricultural machinery and straw however it is understood that the existing farm buildings on site are currently being used to house livestock and store manure. As such it is stated that a new building is required within the farmstead to provide dry and secure storage for machinery and straw. It is further stated that the existing farm track is used in all weather conditions to access the surrounding land with agricultural machinery for gathering in grass crops, applying fertiliser and farmyard manure and gathering and feeding livestock however it is understood that this is causing poaching, degradation and run off due to livestock and machinery movements through the fields. As such, it is stated that the resurfacing and improvement of the farm track would reduce these impacts. In this instance, the proposed building and resurfaced farm track would both be utilised in relation to a well-established agricultural operation, with the site's planning history showing a number of previous planning consents for agricultural development. Consequently, the proposed development is considered to be reasonably necessary for the purposes of agriculture in this instance.

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 agricultural building would be located on a land parcel in excess of 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;

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 would not consist of or include 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 and works to the existing farm track would be used to support an existing agricultural operation

(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 1,000 square metres; or

N/A

(ii) any building erected or extended or altered by virtue of Class A would exceed 1,500 square metres,

... calculated as described in paragraph D.1(2)(a) of this Part;

The ground floor area of the proposed agricultural building would measure 249.3m², within the above threshold limit

(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 agricultural building would not be sited within 3 Kilometres of the perimeter 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 highest part of the proposed agricultural building would be 7.2 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 agricultural building would be located approximately one kilometre away from the nearest trunk road or classified road which in this instance is the A682 Settle 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 agricultural building would not be utilised for the accommodation of livestock, nor would it be used 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 proposed development does not relate to 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 agricultural building would not be used for storing fuel for or waste from a biomass boiler or an anaerobic digestion system

Whether or not prior approval is needed

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

Siting

The proposed agricultural building would be sited on the footprint of existing agricultural buildings to be demolished and in close proximity to other agricultural buildings within the farmstead and would therefore be read in concert with the site's existing built form. As such, the proposed building would share an acceptable relationship with the existing buildings on site and would not read as an isolated feature within the surrounding landscape. The farmstead accommodates an existing agricultural operation therefore it is not considered that the proposed introduction of a building for storage to the site would have any undue impact upon neighbouring amenity.

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

Design / appearance

The proposed agricultural building would consist of concrete panels, Yorkshire boarding and a cement fibre mono-pitched roof, all of which are materials commonly used in the construction of agricultural buildings and which would also match the external appearance of the existing buildings within the farmstead. As such, the external appearance of the building would be in keeping with the existing built form within the application site and rural vernacular of agricultural buildings within the locality. In addition, the proposed building would comprise a similar size to the existing farm buildings within the farmstead with respect to its height and footprint and would therefore not read as an over dominant addition to the application site. Accordingly, it is not considered that the proposed development would be harmful to the visual amenities of the immediate area or wider landscape.

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

Observations/Consideration of Matters Raised/Conclusion:

The proposal meets 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 (Amendment) Order 2018; therefore, prior approval is not required. The siting and design would be acceptable for the reasons stated above.

RECOMMENDATION:

Prior Approval Not Required.