

Prior Notification for an Agricultural Building and Track at

Higher House Farm
Paythorne
Clitheroe
Lancashire
BB7 4JD

Supporting Statement

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Introduction

This is a planning statement in support of a Prior Approval Notification for an agricultural building under Schedule 2, Part 6, Class A of the General Permitted Development Order (GPDO) 2015 (as amended). Class A is permissive of the carrying out on agricultural land (comprised in an agricultural unit of 5 hectares or more) of (a) works for the erection, extension or alteration of a building; or (b) any excavation or engineering operations, any excavation or engineering operations which are reasonably necessary for the purposes of agriculture in that unit.

The GPDO sets out various limitations and conditions that must be complied with before development can be undertaken. An application must first be made to the Local Planning Authority for a determination as to whether the prior approval of the authority will be required as to (in the case of the application proposed) siting, design and external appearance of the building.

Site Description and Development Proposal

The application site is Higher House Farm which is farmed by the Michael R Thwaite. Michael farms circa. 71 acres on and the holding supports 400 breeding sheep with followers, 200 hoggs and 120 head of cattle including stirks and calves. The existing farmstead comprises agricultural buildings that are used for the housing of livestock and storage of manure. There is a need on the holding for storage of machinery and straw. The area where the building is proposed is on the footprint of tired buildings in need of replacement.

The proposed development comprises a new agricultural building extending to 90ft x 30ft which will be used for storage of agricultural machinery and straw. The existing buildings on site are designed for livestock housing and muck storage, therefore this building is required as dry, secure storage for machinery and straw.

As part of this application, the upgrading of the track is included. The existing track is causing poaching, degradation and run off due to livestock and machinery movements through the fields. The resurfacing and improvement of this track will reduce these impacts. The track is used in all weather conditions to access the land with agricultural machinery for gathering in grass crops, applying fertiliser and farmyard manure and gathering and feeding livestock.

Permitted Development

A. The carrying out on agricultural land comprised in an agricultural unit of 5 hectares or more in area of (a) works for the erection, extension or alteration of a building; or (b) any excavation or engineering operations, which are reasonably necessary for the purposes of agriculture within that unit.

Is the proposal on agricultural land?

Yes. The proposed development is located within the land farmed by the applicant at Higher House Farm which is used for the purposes of agriculture.

Is the agricultural unit more than 5 hectares?

Yes. Higher House Farm comprises a total of c. 28 hectares of land.

Is the proposal reasonably necessary for the purposes of agriculture?

Yes. The holding supports 400 breeding sheep, 200 hogs and 120 head of cattle including stirks and calves. There is a need for a storage building to create storage for agricultural machinery and straw. The track requires resurfacing and improvement to ensure management of the livestock in the fields is possible. These works will reduce the poaching, degradation and water run off.

Development not Permitted

A.1 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 parcel of land to which the application relates is not less than 1 ha.

(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 of Part 3 of Schedule 2 of the General Permitted Development Order has taken place on the agricultural unit.

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

The development 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 is a steel portal framed agricultural buildings, specifically designed for agricultural purposes.

(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

(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 area to be covered as part of the proposed development will not exceed 1500 square metres and would not be used for accommodating livestock. The floor area of the building is 249.34 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;

There are no aerodromes within 3 kilometres of the proposed development.

(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 building is 7.2 metres high.

(h) any part of the development would be within 25 metres of a metalled part of a trunk road or classified road;

No part of the development would be within 25 metres of a metalled 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; or

The proposed building will not be used for the housing of livestock, storage of slurry or sewage sludge.

(j) it would involve excavations or engineering operations on or over article 1(6) land which are connected with fish farming.

The proposed development would not involve excavations or engineering operations on or over article 1(6) land.

(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 buildings will not be used for the storage of fuel for or waste from a biomass boiler or an anaerobic digestion system.

(l) the erection or extension of a building would be carried out on land or a building that is, or is within the curtilage of, a scheduled monument.

There are no Scheduled Monuments within the vicinity of the proposed development.

Conditions

A.2 – (1) Development is permitted by Class A subject to the following conditions -

(a) where development is carried out within 400 metres of the curtilage of a protected building, any building, structure, excavation or works resulting from the development are not used for the accommodation of livestock except in the circumstances described in paragraph D.1(3) of this Part or for the storage of slurry or sewage sludge, for housing a biomass boiler or an anaerobic digestion system, for storage of fuel or waste from that boiler or system, or for housing a hydro-turbine;

This paragraph is not relevant to the proposed development.

(b) where the development involves—

- (i) the extraction of any mineral from the land (including removal from any disused railway embankment); or
- (ii) the removal of any mineral from a mineral-working deposit, the mineral is not moved off the unit;

The proposed development will not involve the removal of any minerals.

(c) waste materials are not brought on to the land from elsewhere for deposit except for use in works described in Class A(a) or in the provision of a hard surface and any materials so brought are incorporated forthwith into the building or works in question.

No waste materials will be brought onto the site.

(2) Subject to sub-paragraph (3), development consisting of —

- (a) the erection, extension or alteration of a building;
- (b) the formation or alteration of a private way;
- (c) the carrying out of excavations or the deposit of waste material (where the relevant area, as defined in paragraph D.1(4) of this Part, exceeds 0.5 hectares); or
- (d) the placing or assembly of a tank in any waters, is permitted by Class A subject to the following conditions—
 - (i) the developer must, before beginning the development, apply to the Local Planning Authority for a determination as to whether the prior approval of the authority will be required as to the siting, design and external appearance of the building, the siting and means of construction of the private way, the siting of the excavation or deposit or the siting and appearance of the tank, as the case may be;

This statement accompanies the application to the Local Planning Authority.

(ii) the application must be accompanied by a written description of the proposed development and of the materials to be used and a plan indicating the site together with any fee required to be paid;

This information is contained with the application forms.

6. Conclusion

The proposed new agricultural building is reasonably necessary for agriculture and meets all other parts of Class A of the General Permitted Development Order 2015 (as amended). The siting is appropriate and located within the existing farmyard and along the route of the existing track. The design and external appearance of the buildings is commensurate with the other agricultural buildings in the yard and within the local area.