

Prior Notification for the Construction of a General Purpose Storage Building

Plane Tree Farm,
Chipping Road,
Chaigley,
Clitheroe,
BB7 3LT

Planning Statement

Prepared by:
Reece Falshaw BSc (Hons)
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WBW Surveyors Ltd
Skipton Auction Mart
Gargrave Road
Skipton BD23 1UD
01756 692 900
www.wbwsurveyors.co.uk

1. Introduction

- 1.1 This application is a Prior Approval Notification for the Construction of a General-Purpose Storage Building under Schedule 2, Part 6, Class A of the General Permitted Development Order 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 works for the erection, extension or alteration of a building; or any excavations or engineering operations, which are reasonably necessary for the purposes of agricultural within that unit.
- 1.2 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 the siting, design and external appearance of the building.

2. Site Description and Development Proposal

- 2.1 The proposed site is located to the North of Chipping Road, sited between Walker Fold and Chaigley. The proposed development is to construct a General Purpose Storage Building to allow the applicant to store Livestock Feed, Straw, Machinery and other ancillary items indoors.
- 2.2 Proposed is the construction of an 18.28 metre long, 15.24 metre wide and 9.74 metre tall storage building. This will be constructed of Grey Concrete Panel Walls to a height of 3.048 Metres (12ft), topped with Yorkshire Board Cladding. The roof structure will be wholly made of corrugated transparent CST Heatguard roof sheeting. The eastern elevation will host an open entrance measuring 6 metres tall and 8 metres wide.

3. Need for the Development

- 3.1 The applicant farms a total of 52.61Ha (130ac). Upon the farm, the main enterprise is tailored to Milk production comprising of 125/130 cows which are housed all year round and milked via milking robots. Additionally, there are a further 550 pigs on the holding reared on a bed and breakfast contract.
- 3.2 The purpose of the proposed development is to create an indoor storage area for Livestock Feed, Straw Bales and other ancillary items. With the sudden drop in the Milk Price the dairy sector is currently facing, being conscious on input costs and expenditure has come to the forefront of many businesses. The ability to store materials and feedstuffs in a clean and dry environment will allow the business to be cautious of their inputs and take care of equipment, reducing wear, extending design life and overall saving money.

4. Limitations set out at Paragraph A.1

4.1 The proposed development can be undertaken as permitted development providing that the limitations set down in paragraph A1 of Schedule 2, Part 6, Class A of the GDPO 2015 (as amended) are met. These limitations are considered below: -

4.2 Limitation (a) Separate Parcel of land below 1 ha

The agricultural unit is over 5 ha (52.61 ha in total) and the parcel of land to which the application relates is not less than 1 ha. Limitation a is complied with.

4.3 Limitation (b) Previous development under Part 3 of the GPDO

No previous development has been undertaken in accordance with Part 3 of the GPDO. Limitation b is complied with.

4.4 Limitation (c) development relating to a dwelling house.

The proposal is not for the erection, extension or alteration of a dwelling. Limitation c is complied with.

4.5 Limitation (d) Not designed for agricultural purposes

The works are designed for agricultural purposes to allow for the safe movement of livestock around the agricultural holding. Limitation d is complied with.

4.6 Limitation (e) Ground area covered by the development

The ground area covered by the works does not exceed 1000 square metres. Limitation e is complied with.

4.7 Limitation (f) Proximity to an aerodrome

The building is not within 3km of an aerodrome. Limitation f is met.

4.8 Limitation (g) Height not to exceed 12m

No part of the proposed development will exceed this requirement. Limitation g is met.

4.9 Limitation (h) Within 25m of a classified road

The proposal is located North of Chipping Road. The proposed development sits over 25 metres from the classified road thus, meeting this limitation.

- 4.10 Limitation (i) Building used for the accommodation of livestock, slurry or sewage sludge within 400m of a protected building.

The development does not involve works in relation to accommodating livestock or for the storage of slurry or sewage sludge. Limitation i is met.

- 4.11 Limitation (j) Fish Farming operations

The development does not involve any works relating to fish farming. Limitation j is met.

- 4.12 Limitation (k) Storage of fuel or waste for a biomass boiler or anaerobic digester

The development does not relate to any works for the storage of fuel or waste for a biomass boiler or anaerobic digester. Limitation k is met.

5. Conditions set out at Paragraph A.2

- 5.1 The proposed development meets all the limitations set out under paragraph A1 of Part 6 of the GPDO. In addition to the limitations set down at paragraph A1, paragraph A2 sets out that the development cannot be undertaken until a notification has first been submitted 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.
- 5.2 This application is accompanied by planning drawings demonstrating the elevations and location of the proposed storage building.

6. Conclusion

- 6.1 The construction of the proposed storage building is justifiable and required in connection with the current agricultural activities upon the applicant's land. The proposed development can be undertaken without planning permission, subject to compliance with the limitations and conditions set out in Schedule 2, Part 6, Class A of the General Permitted Development Order 2015 (as amended).