


Report to be read in conjunction with the Decision Notice.

Signed:	Officer:	MC	Date:	02/06/2026	Manager:	LH	Date:	3/6/26
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Application Ref:	3/2026/0342			 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 a proposed agricultural general purpose building and two livestock buildings to cover existing hardstanding, livestock accommodation and concrete yard under Part 6 Class A of the GDPO.
Site Address/Location:	Yew Tree Farm, Chipping Road, Chaigley, BB7 3LX

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:

3/2012/0893

Phase 1 of a two-phase new covered manure store
(Approved with Conditions)

3/2012/0894

Phase 2 of the two-phase application for a new covered manure store.
(Approved with Conditions)

3/2015/0648

Erection of new milking parlour and dairy.
(Invalid)

3/2023/0542

Proposed erection of agricultural workshop and machinery/implement storage building.
(Refused)

3/2024/0099

Proposed erection of agricultural workshop and machinery/implement storage building. Resubmission of 3/2023/0542.
(Approved with Conditions)

ASSESSMENT OF PROPOSED DEVELOPMENT:

Site Description and Surrounding Area:

The site is comprised of an agricultural complex at Yew Tree Farm, inclusive of a number of mixed agricultural buildings accessed off Chipping Road. The site lies within Chaigley, and the surrounding area is predominantly rural in nature.

Proposed Development for which consent is sought:

The application seeks to determine whether the proposed agricultural buildings fall under the realm of permitted development or if prior approval is required.

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 farm has been used for the purposes of a trade or business for 200 years and holds a number of previous planning applications for agricultural buildings/works. The application form also confirms that the applicant has 80 dairy cows and 45 other cattle and the Council are satisfied that the land constitutes 'agricultural land' used for the purposes of a trade or business.

With regards to whether the building is reasonably necessary for the purposes of agriculture, the application is supported by an agricultural statement which states that the proposal is for the erection of a new general purpose agricultural building and two livestock buildings. The statement confirms that the buildings are needed to serve the increased/future numbers of livestock, young-stock and home bred heifers which have been identified by the applicant and his advisors. The report states that given the significant variations in milk and heifer replacement prices as a result of supply, market and currency fluctuations, it is necessary to provide a greater level of home bred replacements.

The proposed agricultural general purpose building would cover an existing hardstanding which has been used for storage for the last eight years and a roofed area is now required to provide a dry space protected from the weather and include provision for livestock equipment, feed, fodder, machinery for feeding the livestock and youngstock in the proposed adjoining livestock buildings. The proposed livestock building and youngstock building would provide a new roof cover over existing accommodation and additional up to date high welfare accommodation. The livestock building would be provided in addition to the existing accommodation and provide a number of individual and small group straw bedded pens for the greater number of the youngest quality home bred heifers which are being reared along with a number of the youngest beef animals which have increased the demands over and above that provided by the existing buildings. The proposed adjoining youngstock building would add to the existing accommodation to provide for the increased numbers of older ages including stirks and yearlings and provide suitable equipment.

The report also confirms that the existing livestock and young-stock accommodation in the existing buildings do not provide any spare space to provide for the required decreased density of stocking per pen. The proposed new buildings would also minimise rainwater runoff from open yards which is actively encouraged.

The supporting documentation confirms that existing livestock accommodation/buildings are to be covered over rather than be demolished as these provide the only specialist accommodation at present. There are a number of areas indicated in bow on Plan 2a which would be removed (these areas are beyond the footprint of the new structures) and the buildings would be adapted accordingly.

The Council are satisfied that there is a significant overlap in the footprint of the buildings and as such, the level of accommodation has would not go beyond that which has been justified within the supporting statement. As such, even if the small sections outlined in brown on Plan 2a were not to be removed (as there is no mechanism to secure this under the prior approval process), the proposal is still considered reasonably necessary as the roof of the buildings would cover the majority of the existing floorspace.

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 that are agricultural in nature.

(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/plant/machinery 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 6 metres to the ridge.

(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 not within 400 metres of a protected building.

(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

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 is to be located on a parcel of land that is partially covered by existing structures. The applicant has advised that the structures would not be fully demolished and would be adapted into the new structures with only the elements extending beyond the proposed footprint being demolished. Whilst the Council cannot secure demolition as part of the prior approval process, the site plans indicate that the buildings would be sited immediately adjacent to existing farm buildings and there would be no objection even if these were to be retained as the buildings would be sited within the context of an existing farm yard. It is not considered that the development would result in harm to the landscape character within the Forest of Bowland National Landscape.

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

Design / appearance – The proposed building is to be constructed using a fibre cement roofing, with plastic rooflights, timber board cladding to the upper parts of the walls and concrete walls to the lower perimeter of the building. In addition, some elements will remain open fronted.

Based on the proposed materials and the design of the buildings as show on the submitted elevations, it is considered that the proposal would utilise traditional agricultural materials which are considered appropriate in character. As such, the buildings would not be read as incongruous or anomalous additions to the surrounding landscape.

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.