

Report to be read in conjunction with the Decision Notice.							
Signed:	Officer:	EP	Date:	08/07/2026	Manager:		Date:

Application Ref:	3/2026/0439			 Ribble Valley Borough Council www.ribblevalley.gov.uk	
Date Inspected:	N/A	Site Notice:	N/A		
Officer:	EP				
DELEGATED ITEM FILE REPORT:					
				Decision	APPROVAL

Development Description:	Prior notification for proposed agricultural building under Part 6 Class A of the GDPO.
Site Address/Location:	Mason House Farm Clitheroe Road Bashall Eaves BB7 3DD

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: 3/2025/0885: Proposed extension to existing agricultural livestock building. (approved). 3/2025/0638: Proposed calf shed and welfare building (Approved) 3/2023/0563: Proposed covered manure store (Approved) 3/2021/1288: Proposed covered silage store (Approved) 3/2020/0638: Prior notification to extend existing livestock feeding area (Permission Not Required) 3/2020/0635: Prior notification to cover feed area and manure store (Permission Not Required) 3/2020/0588: Prior notification for erection of a new building to be used as a covered silage store (Withdrawn) 3/2019/0865: Prior notification for erection of a lean-to roof to cover existing cattle race and sorting area (Permission Not Required) 3/2017/0916: Agricultural building for livestock (Approved) 3/2017/0764: Reserved matters for a new farm worker's dwelling to include appearance, landscaping, layout and scale following outline planning permission 3/2017/0020 (Approved) 3/2016/0181: Covering of cattle feeding and storage area (Approved)

3/2015/0034: Proposed extension to existing building to house slurry handling equipment (Permission Not Required)

3/2013/0020: Application for an animal feed store (Permission Not Required)

3/2008/0566: Extension of existing agricultural building (Approved)

3/2008/0455: Cattle building to house cattle and robotic milkers, approx. 25m x 18.5m (Permission Required)

ASSESSMENT OF PROPOSED DEVELOPMENT:

Site Description and Surrounding Area:

The application relates to a farmstead situated on the North-western outskirts of Bashall Eaves within the Forest Of Bowland National Landscape. Access to the application site is from Clitheroe Road via an access track which also serves as Public Right Of Way FP0305016. The application site comprises a sizeable area of hardstanding which accommodates numerous portal framed agricultural buildings along with a silage clamp and midden. Mason House Farm and an adjoining stone barn (Grade II Listed) adjoin to the South-western side of the site's largest cluster of agricultural buildings with the neighbouring property of Vaccary House lying approximately 40 metres away to the South of Mason House Farm. The wider area surrounding the application site comprises a mixture of agricultural land, woodland and open countryside.

Proposed Development for which consent is sought:

Prior Approval is sought for the erection of an agricultural building to accommodate cattle housing and milking.

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'. To qualify as an 'agricultural unit' the land must be used in agriculture for the purposes of a trade or business.

The application site is an established farmstead that has been in operation for over 100 years along with an expansive agricultural planning history for the site. The applicants own in excess of 600 cattle and 340 sheep with extensive agricultural machinery/equipment owned. Based on the submitted information, and the history of the site, there is no reason to believe the agricultural unit is not used in association with a trade or business.

The agricultural holding is 166 hectares in area. The proposal is for the erection of an agricultural building for the purposes of housing and milking cattle. Accordingly, 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 development would be carried out 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;

The building is for the purpose of housing and milking cattle in association with the existing farmstead.

(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 building will measure 951 square metres 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 building will measure approximately 7.5m 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 development is not within 25 metres of a 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 building is not within 400m of protected dwelling.

(j) it would involve excavations or engineering operations on or over article 2(4) land which are connected with fish farming; or

The proposal is not connected to 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 proposal is not for the purposes of storing fuel for a biomass boiler.

The proposal satisfies criteria a) – k) therefore is defined as permitted development.

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 sited on a parcel of land immediately adjacent and well related to the main farmstead and existing built form. The existing agricultural development on site will act as backdrop and therefore the building does not appear prominent within the landscape.

The Mason House Farmhouse is Grade II Listed, the existing agricultural buildings on site will provide a buffer between the development and Grade II listed building. Nonetheless, the existing site is agricultural in nature, and the proposal is not considered to cause harm to the character or the listed building.

The site is within a SSSI impact zone for the River Hodder. However, the proposal is in excess of 2 miles from the SSSI and therefore given the nature of the development and existing use of the application site, it is not considered there would be any adverse impact in this respect.

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

Design / appearance

The proposed building would be constructed using Yorkshire boarding and concrete panels to the elevations with a fibre cement roof. The building will be partially open sided and will measure approximately 35m by 27m in length and width. Whilst substantial in size the building is not considered excessive in scale given the scale of the existing farming enterprise and number of livestock owned. The building is typical in design for a modern agricultural building of this nature and is comparable to existing building found on site.

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

Observations/Consideration of Matters Raised/Conclusion:

The proposal does meet all of the criteria set out within Schedule 2, Part 6, Class A of the Town and Country Planning (General Permitted Development) Order 2015; therefore, prior approval is not required. The siting and design would be acceptable for the reasons stated above.

RECOMMENDATION:

Prior Approval Not Required.