

Prior Notification for proposed Agricultural Building

Mason House Farm
Clitheroe Road
Bashall Eaves
BB7 3DD

Supporting Statement

Prepared by:
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1. Background

- 1.1 The Applicant intends to erect an agricultural building under Schedule 2, Part 6, Class A of the General Permitted Development Order (GPDO) 2015 (as amended).
- 1.2 The GPDO sets out various limitations and conditions that must be complied with before development can be undertaken. Notification 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) the siting, design and external appearance of the building.

2. Site Description and Development Proposal

- 2.1 The development site is at Mason House Farm, Clitheroe Road, Bashall Eaves where the Applicant farms a total of 166 hectares (410 acres) of land.
- 2.2 The farm business operates an existing herd of 240 dairy cows that are milked by 4 robots in an existing building. The proposed building is needed as part of a planned herd increase and will be purpose built to house cattle (a free stall barn). 200 cows will be housed to the highest possible welfare standards with a view to being milked by an automated milking system (AMS). The dairy cow numbers on the holding will increase to 480 with an additional 100 dairy cattle in calf. In conjunction with the dairy farm, the business currently carries 340 breeding sheep on the holding that the Applicant has lambed this year and will sell ewes with lambs at foot and fat lambs in the Autumn through a local Auction Mart.
- 2.3 The proposed building is of a functional design, the focus being on the efficient and productive housing of dairy cattle. The height to the ridge is 7.48m and the eaves height is 4.57m. The building covers a ground area of 951 sqm.
- 2.4 Proposed materials are concrete panels with Yorkshire Boarding above and a roof constructed of dark grey fibre cement sheet with Perspex rooflights.

3. Permitted Development

Schedule 2, Part 6, Class A of the GPDO 2015 (as amended) specifically authorises

'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.'

Consideration should first be given as to whether the development would meet the definition of the work that is specifically permitted: -

[Is the proposal on agricultural land?](#)

Yes. The proposed development is located on land at Mason House Farm that is used for the purposes of agriculture.

[Is the agricultural unit more than 5 hectares?](#)

Yes. The agricultural unit comprises a total of 166 hectares of land.

[Is the proposal reasonably necessary for the purposes of agriculture?](#)

Yes. The development will be used for the housing of dairy cattle on the holding.

4. Limitations Specified at Paragraph A.1

The proposed development can be undertaken as permitted development providing that the limitations set down in paragraph A1 of Schedule 2, Part 6, of the GPDO are met. These limitations are considered below: -

[Limitation \(a\) 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.

Limitation (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.

Limitation (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.

Limitation (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 building, specifically designed for agricultural purposes.

Limitation (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 by the proposed building will not exceed 1000 square metres.

Limitation (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.

Limitation (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 would not exceed 12 metres in height.

Limitation (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.

Limitation (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 will be used for the accommodation of livestock but is not within 400 metres of a protected building. There are two residential properties within 400 metres of the development site, both are farm worker's dwellings – Vaccary House and Mason House.

As set out in the interpretation of Classes A to C of Part 6 of this legislation at paragraph D.1 a protected building does not include-

- (a) A building within the agricultural unit; or
- (b) A dwelling or other building on another agricultural unit which is used for or in connection with agriculture.

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

The proposed building would not involve excavations or engineering operations on or over article 2(4) land.

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

Limitation (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.

5. Conditions Specified at Paragraph A.2(1)

In addition to the limitations set down at paragraph A1, paragraph A2(1) explains that the development cannot be undertaken until certain conditions are complied with: -

Condition (1a) 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 condition is not relevant to the proposed development.

Condition (1b) 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;

This condition is not relevant to the proposed development.

Condition (1c) 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.

6. Notification Procedure Specified at Paragraph A.2(1)

Paragraph A2(2) explains 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, 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.'*

Siting

The proposed building is sited to the west of the existing complex of farm buildings at Mason House Farm. A topographical survey accompanies this submission and the proposed plans show that the site will be cut and filled to allow the building to be set into the gently sloping development site to ensure that the building is not prominent in its rural setting. The building relates well to the existing farm buildings and wind turbine, there are existing bands of mature trees, areas of woodland; and hedges along field boundaries around the farm to provide existing screening of any glimpsed views of the building in long distance viewpoints. There is a pond to the north west of the development site that is surrounded by existing mature trees/woodland and the farm is screened from Clitheroe Road to the east by existing field boundary hedges and trees.

There is a public footpath (reference FPO305016) that passes the south of the application site. This will remain unobstructed both during the construction phase of the building and after it is brought into use.

Design and external appearance of the building and twin-wheel track

The design is functional in nature and is consistent with its intended use for agricultural purposes. The proposed building will be finished with Yorkshire Boarding on the walls above concrete panels and grey fibre cement cladding on the roof that match the design of the other nearest farm buildings at Mason House Farm.

7. Interpretation of Classes A to C of Part 6 of The Town and Country Planning (General Permitted Development) (England) Order 2015.

- 7.1 As set out in paragraph D.1 (2) (a) an area ‘calculated as described in paragraph D.1(2)(a)’ comprises the ground area which would be covered by the proposed development, together with the ground area of any building (other than a dwelling), or any structure, works, plant, machinery, ponds or tanks within the same unit which are being provided or have been provided within the preceding 2 years and any part of which would be within 90m of the proposed development.
- 7.2 There has been no development within 90m of the proposed development within the preceding 2 years at Mason House Farm.

8. Conclusion

- 8.1 The proposed building is reasonably necessary for the purposes of agriculture on the holding and meet all parts of Class A of the General Permitted Development Order 2015 (as amended). The siting has been carefully considered and is appropriately located. The design and external appearance of the building is functional, suitable for its intended purpose and has no unacceptable impacts on the local landscape.