

Report to be read in conjunction with the Decision Notice.

Signed:	Officer:	MC	Date:	15/09/2026	Manager:	LH	Date:	17/9/26
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Application Ref:	3/2026/0481			 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 proposed sheep pens (no roof) 20m x 10m x 1.2m under Part 6 Class A of the GPDO.
Site Address/Location:	Lyme House Farm, Thornley with Wheatley, PR3 2TE

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:

3/2023/08004: Proposed roof to cover part-existing fodder store. (Approved)

3/2023/0638: Proposed agricultural general purpose storage building (Approved).

3/2023/0369: Proposed roof over existing agricultural fodder store (Approved)

3/2023/0070: Prior notification for a proposed general purpose agricultural storage building (Permission not required)

3/2022/1009: Proposed extension of existing agricultural building to provide housing for cattle (Approved)

3/2022/0739: Proposed extension of existing agricultural building to provide housing for cattle (Approved)

3/2021/0852: Prior notification for a proposed forestry track to provide access from the existing track to nearby woodland (Withdrawn)

3/2020/0854: Discharge of condition 4 (landscaping) from planning permission 3/2017/0489 (Approved)

3/2018/0498: Discharge of conditions 5 (bird and bat boxes) and 18 (archaeological record) from planning permission 3/2017/0489 (Approved)

3/2018/0469: Application for the discharge of condition 7 (materials) from planning permission 3/2017/1107 (Approved)

3/2018/0376: Extension of approved agricultural building for livestock (Approved)

3/2018/0374: Proposed extension to approved agricultural building for livestock (Approved)

3/2018/0151: Proposed agricultural building for livestock (Approved)

3/2018/0124: Proposed agricultural building for livestock (Approved)

3/2017/1107: The formalisation of an existing access track (Approved)

3/2017/1013: Proposed agricultural building to provide covered collecting yard (Approved)

3/2017/0744: Proposed cattle building (Approved)

3/2017/0489: Proposed conversion of barns to two new dwellings (Approved)

3/2017/0110: Proposed general purpose agricultural store 25.43m long, 6m high, 18.28m wide adjacent to existing manure store (Permission not required)

3/2012/0039: Proposed agricultural livestock building (Approved)

3/2012/0038: Proposed agricultural livestock building (Approved)

3/2012/0037: Proposed agricultural livestock building (Approved)

3/2012/0036: Proposed agricultural livestock building (Approved)

3/2009/0385: Silage clamp together with calf rearing accommodation (Approved)

3/2007/0512: Covered manure store (Approved)

3/2006/0681: Change of use of land to form extended residential curtilage and erection of double garage (Refused)

3/2005/0011: Erection of a double garage (Approved)

3/2004/0632: Change of use of garage and store to form a granny flat annex (Approved)

3/2003/1114: Erection of steel circular slurry storage tank (above ground) (Approved)

ASSESSMENT OF PROPOSED DEVELOPMENT:

Site Description and Surrounding Area:

Lyme House Farm is a farmstead, accessed off Chipping Road and comprising of 2no. farmhouse dwellings and numerous agricultural buildings. The main farm is located approximately 2.3km south of the defined settlement limits of Chipping and the surrounding area consists predominately of agricultural land and open countryside with the occasional residential property and farmstead.

The piece of land which this relates to is at the fork of two Public Rights of Way (Footpath FP0341054 and Bridleway BW0341058) and is located approximately 244m to the south-east of the main farmstead.

The site is also located within the Forest of Bowland National Landscape.

Proposed Development for which consent is sought:

The application seeks to determine whether the construction new sheep pens in the above location (20mx10mx1.2m) falls 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.

The site comprises an established agricultural unit with a large number of livestock, including 270 dairy cows, 120 calves, 290 other cattle and 500 sheep. Lyme House Farm also has an extensive planning history for agricultural buildings, including the granting of previous prior approval applications.

As such, The Council are satisfied that the development would be carried out on 'agricultural land comprised in an agricultural unit of 5 hectares or more'.

An assessment must be made as to whether the proposed development is reasonably necessary for the purposes of agriculture.

The application is supported by a planning statement, which states that the dairy business plans to take on a flock of sheep of various ages in the autumn.

The proposed development for the livestock pens is to service the grassland which provides grazing for cattle and sheep. The pens required to work with the natural outdoor grazing of sheep throughout the autumn and winter months before they are old enough to be sold. During all these times the ground is easily poached and so the pens construction and location are considered necessary. The planning statement indicates that the pens are also required so sheep may receive veterinary checks on site and/or collection for emergency treatment if required. The applicant has also confirmed that the pens would not be used to permanently house livestock and would be used for agricultural use in connection with the existing agricultural business for attending to livestock for welfare reasons and sorting in handling pens of sheep.

Having regard to the above, the Council is satisfied that the proposal would improve the provision of suitable facilities for the handling of sheep on the grazing land and the proposal is considered reasonably necessary for the purposes of agriculture within that unit.

A full assessment shall be made as to whether the proposal complies with criteria a-k below.

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 of storing manure which is 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; 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 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 1.2 metres 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 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

Siting – The proposed pens would be located on a piece of land that is sited outside of the main farmstead. However, the pens would comprise timber post and rail fencing which would have a total height of 1.2m. The pens would be visible from the public realm, within the Forest of Bowland National Landscape as they would be sited immediately adjacent to two Public Right of Way. However, given the limited height, it is not considered that the development would result in harm to the landscape character of the Forest of Bowland National Landscape.

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

Design / appearance – As stated above, the pens would comprise post and rail timber fencing which is considered to be traditional in character and appropriate within its rural landscape setting. The proposal would therefore not read as an incongruous or anomalous addition 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.