

Report to be read in conjunction with the Decision Notice.								
Signed:	Officer:	EP	Date:	04/08/2026	Manager:	LH	Date:	4/8/26

Application Ref:	2026/0520			 Ribble Valley Borough Council www.ribblevalley.gov.uk	
Date Inspected:	N/A	Site Notice:	N/A		
Officer:	EP				
DELEGATED ITEM FILE REPORT:				Decision	PRIOR APPROVAL NOT REQUIRED.

Development Description:	Prior notification for erection of a covered midden 73.5m long, 15.75m wide, 10m high to ridge and 7m high to eaves.
Site Address/Location:	Pasture House Farm, Bank Newton Road, Gisburn BD23 3UJ.

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: 2024/0702: Prior notification for erection of agricultural manure store, 30m long, 20m wide, 12m high to ridge and 9.17m high to eaves and concreting of yard area. 2024/0621: Prior notification for erection of agricultural manure storey, 30m long, 20m wide, 12m high to ridge and 12m high to eaves and concreting of yard area. (permission required.). 2017/0740: Erection of agricultural storage building for silage. (approved with conditions). 2014/0359: New agricultural building to provide automated feeding equipment. (approved with conditions). 2012/0885: Proposed extension to existing goat housing to form through passage to all buildings and goat handling area. Roof only, phase 1 of a two-phase plan. (approved with conditions). 2012/0886: New goat housing for young stock, Phase 2 of a two-phase plan. (approved with conditions). 2012/0310: Proposed erection of a 50 KW wind turbine on a 25m tower for business use, sited on agricultural land. (approved with conditions). 2009/0420: Extension to existing goat house building. (approved with conditions).

ASSESSMENT OF PROPOSED DEVELOPMENT:
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Site Description and Surrounding Area:

The application relates to an established farmstead in Gisburn accessed via a track North of the A59. The site itself is not on any designated land but the associated farmhouse is Grade II Listed. Public Right of Way Footpath 17 runs through the farmstead.

Proposed Development for which consent is sought:

The applicant seeks a determination as to whether the Council's prior approval is required for the construction of a roof over an existing manure store and concreting of a yard area.

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'.

The agricultural holding is 108 hectares in area. There is extensive agricultural planning history of this site with the farmstead being in operation for around 100 years. The proposal is for an agricultural building to cover an existing midden. Accordingly, the proposed development is considered to be reasonably necessary for the purposes of agriculture in this instance with the holding being defined as an agricultural unit.

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 land parcel would exceed 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 on the site has been carried out under Class Q or S of Part 3 of this Schedule within the last 10 years.

(c) it would consist of, or include, the erection, extension or alteration of a dwelling;

The proposed 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 proposed development is reasonably necessary for the purposes of agriculture.

(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;

Paragraph D.1(2)(a) states that 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 90 metres of the proposed development.

The proposed building would measure 1158 square metres in area and isn't for accommodating livestock. As such the building would need to satisfy (e)(ii) above. A further building was also approved under prior notification application 3/2024/0702, with this application being received on the 23rd August 2024 and determined on the 18th September 2024. As this is within 2 years, the floorspace of this building, which was 600 square meters, combined with the current application building would exceed the allowed 1500 square metres. That being said, it is understood that the building approved under prior notification 3/2024/0702, has not been constructed.

On this basis, the current application can be approved, but on the premise that only one of the approved buildings could be constructed to constitute permitted development. If both building were constructed, the one with the later start would require full planning permission.

(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 development will not exceed 12 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 less than 25 metres from 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 proposed building will not be used for the housing of livestock, slurry or sewage sludge.

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

N/A

(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.

N/A

The proposal does satisfy all 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 located within the existing farmstead amongst an existing cluster of agricultural buildings and structures. As such, the development will not host a visually prominent position and will visually integrate into the area. Given the site has an existing and established agricultural use, paired with the distance between the proposed building and the listed building, it is not considered there would be any adverse impact on the setting or character of the listed building.

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

Design / appearance –The proposed building will be constructed using concrete panels to the elevations with a clear roof profile. This is typical for an agricultural building of this nature and is consistent with existing development found within the farmstead. The development will therefore integrate sufficiently.

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

Observations/Consideration of Matters Raised/Conclusion:

The proposal meets 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.