

Report to be read in conjunction with the Decision Notice.

Signed:	Officer:	EP	Date:	08/09/2026	Manager:	LH	Date:	9/9/26
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Application Ref:	2026/0542			 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 erection of new agricultural building under Part 6 Class A of the GDPO.
Site Address/Location:	Land at Ings Laithe Off Cowgill Lane Gisburn BB7 4LH

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:

No planning history for this land parcel.

ASSESSMENT OF PROPOSED DEVELOPMENT:

Site Description and Surrounding Area:

The application relates to a parcel of land forming part of agricultural holding off Cow Gill Lane in Gisburn.

Proposed Development for which consent is sought:

This application seeks to determine whether the proposed agricultural livestock building falls under the realm of permitted development or whether full planning consent 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 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 agricultural holding is 103 hectares in area. The application site forms part of an established holding in which the applicant owns in excess of 1000 livestock and multiple items of farm machinery including three tractors, varying types of trailers, muck spreader and grass tedder. Given the scale of the holding, livestock and machinery owned and based on the submitted information, there is no reason to believe the agricultural unit is not used in association with a trade or business.

The holding currently has three wooden agricultural sheds along with a polytunnel but does not have any modern agricultural buildings. The applicant has advised they need a building that meets modern standards, in central location within the holding, for the purposes of storing farm equipment and to free up hay/straw storage in other buildings. Additional indoor space is required to allow accommodation for livestock, namely during lambing season, and in winter months.

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 proposed development would be carried out on a land parcel greater than 1 hectare.

(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;

Development under Class Q or S of Part 3 (changes of use) has not been carried out within the last 10 years.

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

The proposal does not consist of the erection, extension or alteration of a dwelling.

(d) it would involve the provision of a building, structure or works not designed for agricultural purposes;

The proposed building is for the purposes of housing farm machinery and straw/hay.

(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 proposed building would measure less than 1000 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 proposed building would measure 6.9 metres in height 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 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 development is not for the purposes of housing livestock, sewage sludge or slurry.

(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 site does fall within a Sabic red buffer zone as one of their pipelines is located within the application field. As such, prior approval in respect of siting was required and the relevant site notice was erected and in situ for 21 days. Sabic were consulted as part of the application during this extended time period and have raised no objection to the proposed siting.

The proposed building is sited on a parcel of land which currently occupies one singular building. The proposed building will adjoin the existing building. Although there is limited built form on this particular land parcel, the applicant has provided justification for the siting in this area, with is being well related to the remainder of the holding. As the proposal building is immediately adjacent to an existing structure, it is not considered the proposal would appear isolated within the landscape. Furthermore, the proposed building is set away from any public highway and is not visually prominent from within the public realm.

As such Prior approval is required and approved in terms of siting.

Design / appearance

The proposed building will be constructed of a steel portal frame with concrete panels and Yorkshire boarding and fibre cement roof sheets. This is consistent with typical modern agricultural buildings and is not considered out of character in this rural setting.

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 required in respect to this and is approved.

RECOMMENDATION:

Prior Approval Required and Approved.