

Prior Notification for proposed Agricultural Building

Land at Ings Laithe
Off Cow Gill Lane
Gisburn
BB7 4LH

Supporting Statement

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1. Background

- 1.1 The Applicants intend 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 a block of 84 acres at Ings Laithe, off Cow Gill Lane, Gisburn. Ings Laithe is a detached three bay outbarn constructed of stone walls under a slate roof. The proposed building is required as the existing buildings are small and are not of a modern design for agricultural purposes, it would be used to provide secure and dry storage for machinery, which is currently stored outside; as well as to house big-baled hay from the adjoining meadow.
- 2.2 In total the Applicants farm 103.6 hectares (256.12) acres of land, with the existing buildings being on owned land off the A682 (Burnley Road) at Gisburn. The existing buildings are all of timber construction apart from a polytunnel:-
 - Polytunnel 24.38m x 9.14m (80ftx30ft): Lambing / tractor storage / hay storage
 - Wooden shed 9.75m x 9.75m (32ftx32ft): Cattle Housing
 - Wooden shed 9.14m x 3.96m (30ftx13ft): Cattle / sheep at lambing
 - Wooden shed 10.97m x 6.09m (36ftx20ft): Straw storage / sheep at lambing
- 2.3 The farm business carries 300 breeding sheep and followers and buys in upwards of 800 store lambs each year to fatten, these are finished by the Applicants so in total they finish 1250+ lambs on the holding, all outside at grass. Lambing typically takes place over four weeks during March in a polytunnel sited on the 5.5 acres of land off the A682 (Burnley Road) at Gisburn, however, the building is not fit for purpose. The Applicants also have 28 store cattle, all stock are finished outside.
- 2.4 The Applicants crop 50 acres of baled grass every year, out of their owned acreage 50 acres is meadow. Currently the Applicants have to cart all of this to Gisburn and wrap half of it in plastic to store outside. The new building would allow them to store all the bales of hay unwrapped inside the new building, closer to the fields it was cropped from and the fields where it will be fed out to sheep and store lambs in winter - rather than carting it away in summer and carting it back in winter.

- 2.5 The machinery owned by the Applicants includes three tractors, three livestock trailers, two tractor trailers, a sheep clipping trailer, a mobile sheep dipper trailer, a sheep snacker, a skid steer, a grass tedder, grass twin rotor rake, mower, muck spreader, mini digger, dumper and tractor mounted hedge cutter,
- 2.6 The proposed building would be sited to the rear (north west) of the existing stone barn and is of a functional design, with a door wide enough for modern farm machinery to be able to enter/exit the building. The height to the ridge is 6.9m and the eaves height is 4.9m. The building covers a ground area of 464sqm. The proposed building is in close proximity to the existing barn, the reason for this is to keep the footprint to a minimum, retain as much grazing area in the field as possible and to utilise the hard standing already in that area where the least grass grows. The new building would protect the rear wall of the existing barn and shelters the north east wall of the barn which the Applicants have recently had repaired as it was badly weathered. Having the buildings joined means the Applicants won't get wet moving from one to the other and can utilise both.
- 2.7 Proposed materials are concrete panels with Yorkshire Boarding above and a roof constructed of dark grey fibre cement sheet with Perspex rooflights.
- 2.8 The Applicants advise that there is a Sabic pipeline running through the field to the north of the development site. They have already made contact with Sabic and have been advised that the pipe is far enough away to be unaffected by the development. During their consultation the Applicants have been advised by Sabic that they are required to notify Sabic when work commences but otherwise there are no issues.

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 Ings Laithe that is used for the purposes of agriculture.

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

Yes. The agricultural unit comprises a total of 103.65 hectares of land and this particular block of land comprises 34 hectares.

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

Yes. The development will be used for the storage of machinery, equipment and feed.

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 as part of the proposed development will not exceed 1500 square metres (as described in paragraph D.1(2)(a) of Part 6 of the Order) and would not be used for accommodating livestock. The floor area of the new building would be 464 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 not be used for the accommodation of livestock nor for the storage of 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.

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;

Paragraph D1(3) states:-

- (3) The circumstances referred to in paragraphs A.2(1)(a) and B.5(1) of this Part are—
- (a) that no other suitable building or structure, 400 metres or more from the curtilage of a protected building, is available to accommodate the livestock; and
 - (b) (i) that the need to accommodate the livestock arises from quarantine requirements, or an emergency due to another building or structure in which the livestock could otherwise be accommodated being unavailable because it has been damaged or destroyed by fire, flood or storm; or
 - (ii) in the case of animals normally kept out of doors, they require temporary accommodation in a building or other structure because they are sick or giving birth or newly born, or to provide shelter against extreme weather conditions.

There may be occasions when the building would be used as set out in D1(3) b (ii) above when sheep require temporary accommodation to lamb; or to provide shelter against extreme weather conditions.

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 immediately to the rear of the existing stone barn known as Ings Laithe. The proposed building is served by an existing track that leads to Ings Laithe Barn. The site is screened from public viewpoints to the south and east by existing bands of trees adjacent to Swanside Beck; and thick bands of mature trees/woodland along the boundary of the railway line.

The nearest public right of way (reference FP0339018) is sited approximately 240m to the north east of the application site, therefore any glimpsed views will be from a long distance away.

Design and external appearance of the building

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.

7. Conclusion

- 7.1 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.