

Report to be read in conjunction with the Decision Notice.

Signed:	Officer:	MC	Date:	06/08/2026	Manager:	NH	Date:	06/08/26
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Application Ref:	3/2026/0543			 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 lean to extension to side of existing building under Part 6 Class A of the GPDO.
Site Address/Location:	Armrydding Farm, Chipping Road, Chaigley, BB7 3LX

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:

3/2023/0273

Erection of an agricultural steel framed portal building to accommodate a new milking parlour dairy unit system for 200 dairy cows.
Approved with Conditions

3/2016/0515

Erection of a steel framed portal agricultural building for livestock.
Approved with Conditions

3/2011/0401

Proposed cow shed.
Permission Not Required

3/2002/0100

AGRICULTURAL WORKER'S DWELLING (RESERVED MATTERS)
Approved with Conditions

3/2000/0746

OUTLINE APPLICATION FOR AN AGRICULTURAL WORKERS DWELLING
Approved with Conditions

3/1998/014N

CONCRETE BLOCK/TIN ROOF COW CUBICLE BUILDING EXTENSION'

Approved No Conditions

3/1997/022N

OPEN CONCRETE YARD AND GRASS SILO EXTENSION

Approved No Conditions

ASSESSMENT OF PROPOSED DEVELOPMENT:

Site Description and Surrounding Area:

The site is comprised of an agricultural complex known as Armrydding Farm, within which there are a number of existing agricultural buildings and silos, slurry pits and storage buildings as well as an original farmhouse. The site is fairly isolated, accessible only off an existing farm track off Chipping Road. The site is located within the Forest of Bowland National Landscape, approximately 7.5km to the West of Clitheroe.

Proposed Development for which consent is sought:

The application seeks to determine whether the construction of an extension to an existing agricultural building to provide a new milking parlour 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 of business for 500 years.

The site comprises an established agricultural unit with a large number of livestock. Armrydding Farm also has an extensive planning history for agricultural buildings, including the granting of a previous milking parlour and cow sheds to house dairy cows.

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 an agricultural information form which indicates that the extension is required to an existing farm building to provide an additional milking parlour adjacent to an existing cow cubicle building. Whilst it is noted that a new milking parlour was granted in 2023 under planning ref: 3/2023/0273, the submitted information indicates that the extension to provide an additional milking parlour would help facilitate the continued expansion of the farm.

As such, the Council are satisfied that given the site comprises an established agricultural unit and the extension to the existing cow shed is reasonably necessary for the purposes of agriculture.

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 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 5 metres 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 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 (the residential property within 400m is within the agricultural holding).

(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

An assessment under condition A2 (2) (i) shall be made to determine whether prior approval is required as to the siting, design and external appearance of the proposal. However, in the interest of transparency the LPA will go on to undertake this assessment.

Siting – The proposed building is to be located on a parcel of land that lies adjacent to existing structures but also lies adjacent to open, agricultural fields. The agricultural building would have a height that is considered average for the type of agricultural building. The building would be read against the backdrop of other agricultural buildings within the farmstead. As such, it is not considered that the development would result in harm to the landscape character within the Forest of Bowland National Landscape.

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

Design / appearance – The proposed building would be open sided and would comprise a steel portal frame with a fibre cement sheet to the roof with a number of rooflights constructed from GRP rooflight sheeting. There would also be a small amount of timber boarding to the flank walls close to the roof apex. It is considered that the design of the extension is acceptable and given that it would be open sided, this would help reduce any visual harm. As such, 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.