

Report to be read in conjunction with the Decision Notice.								
Signed:	Officer:	EP	Date:	27/08/2026	Manager:	NH	Date:	28.08.26

Application Ref:	2026/0596			 Ribble Valley Borough Council www.ribblevalley.gov.uk	
Date Inspected:	N/A	Site Notice:	N/A		
Officer:	EP				
DELEGATED ITEM FILE REPORT:					
				Decision	APPROVED

Development Description:	Prior notification for a proposed steel framed agricultural building 27.4m long, 12.2m wide, 9.1m high to eaves, 10.8m high to ridge under Part 6 Class A of the GDPO.
Site Address/Location:	Windy Pike Farm, Carters Lane, Ellenthorpe Paythorne BB7 4HZ.

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:
2021/0499: Proposed steel framed agricultural building. (permission not required).
2002/0049: Adapt and extend farm building for use as meat cutting and packaging plant. Associated engineering works and new farm track. (approved with conditions).

ASSESSMENT OF PROPOSED DEVELOPMENT:
Site Description and Surrounding Area:
The application site is located in Paythorne. The farm is known as Windy Pike Farm and the total area of the holding is approximately 57 hectares. Windy Pike Farmhouse is Grade II Listed but is a sufficient distance away from the proposed development, the site does not fall on any designated land.
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 57 hectares in area. The application site is an established farmstead that has been in operation for over 100 years along with recent agricultural planning history for the site being available. Based on the submitted information, and the history of the site, there is no reason to believe the agricultural unit is not used in association with a trade or business.

The proposal is for an agricultural building for the purposes of storing grass silage produced on the holding. 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 silage.

(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 10.8 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 proposed building is sited on a parcel of land immediately adjacent and well related to the main farmstead and existing built form. The building will be read against a backdrop of existing agricultural development within the main farmstead and does therefore not appear prominent within the landscape.

The Windy Pike Farmhouse is Grade II Listed, the proposed building is a sufficient distance away to mitigate any direct harm. Nonetheless, the existing site is agricultural in nature, and the proposal is not considered to cause harm to the character or setting the listed building.

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

Design / appearance

The proposed building will be constructed of a steel portal frame with concrete panels and FRC roof sheets. This is consistent with typical agricultural buildings and others found within the farmstead, therefore the proposed building will integrate sufficiently and not harm the visual amenities of the area.

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 not required. The siting and design would be acceptable for the reasons stated above.

RECOMMENDATION:

Prior Approval Not Required.