

please ask for:
direct line: Emily Pickup
planning fax: 01200 425111
my ref:
your ref: 3/2026/0614
date: 04 September 2026

Dear Sir,

TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) ORDER 2015 PART 6
PRIOR NOTIFICATION OF AGRICULTURAL AND FORESTRY BUILDINGS AND ROADS

Proposal: Prior notification for proposed extension to an existing agricultural building to provide further space for cattle housing under Part 6 Class A of the GDPO.

Location: Rowan Bank Horton in Craven Horton Lancashire BD23 3JX.

I refer to your application, made under Schedule 2, Part 6 of the Town and Country Planning (General Permitted Development) Order 2015 and received on 10th August 2026, in which you request the council's determination as to whether prior approval is required for the above proposal.

It is the Council's position that the development proposed does not constitute permitted development under Part 6 of the Town and Country Planning (General Permitted Development) Order 2015, Schedule 2, Part 6 for the following reason(s):

- 1 Based on the information submitted, the proposed development is not considered to be reasonably necessary for the purposes of agriculture as the submitted information fails to show that the proposed development is needed to support the agricultural activity in operation. Furthermore, it would not be carried out on an agricultural unit by virtue of commercial land being included within the identified site. As such the development would fail to satisfy the requirements of Schedule 2, Part 6, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 and cannot be considered permitted development.
- 2 The proposal fails to satisfy criteria (i) as the proposed building is for the purposes of accommodating livestock and is within 400m of a residential dwelling.

Accordingly, the Council have resolved that your application is REFUSED.

Please contact Emily Pickup if you require any further information.

Yours faithfully

Nicola Hopkins

NICOLA HOPKINS

DIRECTOR OF ECONOMIC DEVELOPMENT AND PLANNING