

Report to be read in conjunction with the Decision Notice.

Signed:	Officer:	EP	Date:	03/09/2026	Manager:	LH	Date:	4/9/26
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Application Ref:	2026/0614			 Ribble Valley Borough Council www.ribblevalley.gov.uk	
Date Inspected:	N/A	Site Notice:	N/A		
Officer:	EP				
DELEGATED ITEM FILE REPORT:				Decision	PRIOR APPROVAL REQUIRED

Development Description:	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.
Site Address/Location:	Rowan Bank Horton in Craven Horton Lancashire BD23 3JX.

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:

3/2025/0615: Regularisation of unauthorised change of use of agricultural land to caravan site with five caravan pitches, one changeover pitch, amenities Block, waste and recycling area and chemical toilet disposal point. Proposed construction of three additional caravan pitches within existing site and extension of existing site to accommodate six additional caravan pitches.

3/2025/0925: Certificate of Lawfulness for existing use of land as a caravan and camping site with five hardstanding caravan pitches, one hardstanding changeover pitch, ten camping pitches and an elsan and waste disposal area (Refused)

3/2022/0901: Proposed modern steel framed agricultural building for housing livestock (Approved)

3/2022/0782: Proposed Agricultural Building for housing livestock (Permission Required)

3/2008/0765: Lean-to building for the storage of feed, bedding and machinery (Permission Not Required)

3/2001/0398: Change of house type to include conservatory extension and 2 no. Velux conservation rooflights to new agricultural workers dwelling (Approved)

3/2001/028N: New farm machinery store (Approved)

3/1999/0173: Reserved matters application for an agricultural workers dwelling, new access drive, septic tank and soakaway, landscaping and external works (Approved)

3/1997/0106: Outline application for a farm workers dwelling (Approved)

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 supporting information sets out the use of the site and the nature of the agricultural operation. The holding has recently expanded to total 36 hectares in area with around 30 livestock currently owned, although it is noted the site has capacity to accommodate 65 head of cattle.

Whilst there is evidence of an agricultural trade on site, the holding plan submitted includes land that it is known to be commercial in nature, with a caravan touring site being approved in 2025 on land within the holding boundary. Furthermore, recent aerial imagery shows that much of the site, namely land surrounding the existing and proposed agricultural buildings, is being utilised heavily for the storage of caravans.

The supporting information states that the additional building is needed to separate certain types of cattle, alongside providing a feed passage and to support higher levels of animal welfare. The statement also goes on to state that the existing building layout restricts efficient segregation and management of livestock. However, there are two quite substantial buildings on site and given the relatively modest scale of the holding, at 36 hectares, and the limited number of livestock owned, insufficient evidence has been provided to detail why these existing buildings don't meet requirements and why a further building is reasonably necessary. Furthermore, it is expected that the use of the buildings for agricultural purposes is hindered by the commercial operation surrounding the application site/existing buildings. No evidence to suggest otherwise, or to demonstrate why a further building is reasonably necessary, has been provided. No reference to the caravan business or other commercial enterprise has been referenced at all within the submitted information meaning there is no clarity or differentiation between the agricultural and commercial development/uses on site.

As such, it cannot be determined that the proposed building would be used solely for the purposes of agriculture given the mixed-use nature of the site. Nonetheless, insufficient information has been provided to demonstrate why an additional building is required. The proposal is therefore not considered to be reasonably necessary of the purposes of agriculture within the unit and is not permitted development under Class A Part 6 and therefore it is not necessary to go onto consider the rest of the criteria. However, in the interests of completeness and transparency the LPA's assessment on this is set out 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 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 livestock.

(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 5.5 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 for an extension to the existing building on site to accommodate livestock and is within 400 metres of the residential dwelling known as Shepherds View. The proposal therefore fails to meet this criterion.

(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 not satisfy all of the relevant criteria and is therefore not classed 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 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.

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 Yorkshire boarding. 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 not 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.

RECOMMENDATION:

Prior Approval Required.

