



RIBBLE VALLEY
BOROUGH COUNCIL

Council Offices, Church Walk, Clitheroe, Lancashire. BB7 2RA Tel: 01200 425111 www.ribblevalley.gov.uk

For office use only

Application No.

Date received

Fee paid £

Receipt No:

An application to determine if prior approval is required for a proposed:

Change of Use of Agricultural Buildings to Dwellinghouses (Class C3), and for building operations reasonably necessary for the conversion.

The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 3, Class Q

Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

1. Site Address

Number	
Suffix	
Property name	Daniels Farm
Address line 1	Preston Road
Address line 2	
Address line 3	
Town/city	Longridge
Postcode	PR3 3BL
Description of site location must be completed if postcode is not known:	
Easting (x)	359940
Northing (y)	435441

Description

2. Applicant Details

Title	Mr
First name	Neil
Surname	Forshaw
Company name	
Address line 1	C/O Agent
Address line 2	C/O Agent

2. Applicant Details

Address line 3	
Town/city	C/O Agent
Country	C/O Agent
Postcode	

Are you an agent acting on behalf of the applicant?

☒ Yes ☐ No

Primary number	
Secondary number	
Fax number	
Email address	

3. Agent Details

Title	Mr
First name	Joe
Surname	Davis
Company name	PWA Planning
Address line 1	2 Lockside Office Park
Address line 2	Lockside Road
Address line 3	
Town/city	Preston
Country	
Postcode	PR2 2YS
Primary number	
Secondary number	
Fax number	
Email	

4. Eligibility

Was the use of the site on 20 March 2013 (or the last use before that date) solely for an agricultural use as part of an established agricultural unit?

☒ Yes
☐ No

Has any work under the permitted development rights for the erection, extension or alteration of a building reasonably necessary for the purposes of agriculture been carried out on the agricultural unit since 20 March 2013?

☐ Yes ☒ No

Will the external dimensions of the resulting building(s) extend beyond the existing building(s) at any point?

☐ Yes ☒ No

4. Eligibility

Is any part of the land, site or building:

☐ Yes ☒ No

- in a conservation area;
- in an area of outstanding natural beauty;
- in an area specified by the Secretary of State for the purposes of enhancement and protection of the natural beauty and amenity of the countryside;
- in the Broads;
- in a National Park;
- in a World Heritage Site;
- in a site of special scientific interest;
- in a safety hazard area;
- in a military explosives storage area;
- a scheduled monument (or the site contains one)
- a listed building (or within the curtilage of a listed building)

5. Agricultural tenants

Is the site currently occupied under any agricultural tenancy agreements?

☐ Yes ☒ No

Have any agricultural tenancy agreements been terminated in the year before development is proposed to begin for the purpose of carrying out the proposed change of use?

☐ Yes ☒ No

6. Dwellinghouses and floor space

How many smaller dwellinghouses will be created by this proposal?

0

How many larger dwellinghouses will be created by this proposal?

1

What will be the net increase in dwellinghouses?

1

This figure should be the number of dwellinghouses proposed by the development that is additional to the number of dwellinghouses on the site immediately prior to the development.

Previous Development

How many smaller dwellinghouses have previously been created under this permitted development right on this established agricultural unit?

0

How many larger dwellinghouses have previously been created under this permitted development right on this established agricultural unit?

0

TOTAL DWELLINGHOUSES

1

TOTAL LARGER DWELLINGHOUSES

1

Floor space of larger dwellinghouse(s)

Will the total combined floor space (previously and in this proposal) changed to Larger Dwellinghouses under this permitted development right on this established agricultural unit exceed 465 square metres? (Select 'No' if no larger dwellinghouses have been or will be created).

☐ Yes ☒ No

7. Description of Proposed Works, Impacts and Risks

Please describe the proposed development, including:

- The siting and location of the building(s); and
- From 1 August 2020, details on the provision of adequate natural light in all habitable rooms of the dwellinghouses

Please see supporting Planning Statement.

Are any associated building works or other operations required to make this change?

☐ Yes ☒ No

Note that such works are restricted to those listed below that are reasonably necessary to convert the building(s) for use as a dwellinghouse:

- the installation or replacement of windows, doors, roofs, or exterior walls;
- the installation or replacement of water, drainage, electricity, gas or other services;
- partial demolition to the extent reasonably necessary to carry out the works listed above.

Please provide details of any transport and highways impacts and how these will be mitigated:

7. Description of Proposed Works, Impacts and Risks

The proposed access to the site will utilise the existing access point off Preston Road to the south east of the site which serves the neighbouring dwellings. This access point is already established and is considered to provide safe and suitable access arrangements for the proposed dwelling. The addition of a single dwelling is considered to have negligible impact on the surrounding highway network. The parking arrangements will provide the dwelling with 2no. spaces, in line with parking standards.

Please provide details of any noise impacts and how these will be mitigated:

There would be no negative noise impacts caused by the proposed development which might affect neighbouring land uses. The noise levels from the residential use of the building are not expected to exceed an agricultural use.

Please provide details of any contamination risks and how these will be mitigated:

No land contamination risks identified.

Please provide details of any flooding risks and how these will be mitigated.

A flood risk assessment should accompany the application where the site:

- is in Flood Zones 2 or 3; or
- is in an area with critical drainage problems (such areas will have been notified to the Local Planning Authority by the Environment Agency).

Check if your site location is in Flood Zone 2 or 3 online

Check with your Local Planning Authority to see if your site is in an area with critical drainage problems.

According to the Environment Agency's Flood Risk map, the site falls within Flood Zone 1, where the risk of flooding is at its lowest.

8. Declaration

I/we hereby apply for prior approval as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them. ☒

Date (cannot be pre-application)

19/02/2021