



For office use only

Application No.

Date received

Fee paid £

Receipt No:

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

Application to determine if prior approval is required for a proposed: Erection, Extension or Alteration of a Building for Agricultural or Forestry use

The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 6

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.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Cunliffe House Farm

Address Line 1

Longsight Road

Address Line 2

Address Line 3

Town/city

Langho

Postcode

BB6 8AD

Description of site location must be completed if postcode is not known:

Easting (x)

369260

Northing (y)

434212

Description

Applicant Details

Name/Company

Title

Mrs

First name

C

Surname

Barker

Company Name

Address

Address line 1

Cunliffe House Farm, Longsight Road

Address line 2

Address line 3

Town/City

Langho

County

Country

Postcode

BB6 8AD

Are you an agent acting on behalf of the applicant?

- ☒ Yes
- ☐ No

Contact Details

Primary number

Secondary number

Fax number

Email address

***** REDACTED *****

Agent Details

Name/Company

Title

Mrs

First name

Melanie

Surname

Scarff

Company Name

Entwistle Design Services

Address

Address line 1

7 Edgefield

Address line 2

Astley Village

Address line 3

Town/City

Chorley

County

Country

United Kingdom

Postcode

PR7 1XH

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

The Proposed Building

Please indicate which of the following are involved in your proposal

- ☒ A new building
☐ An extension
☐ An alteration

Please describe the type of building

Single storey building with pitched roof to be used as agricultural workshop and store

Please state the dimensions of the building

Length

22.86

metres

Height to eaves

4.88

metres

Breadth

10.67

metres

Height to ridge

6.41

metres

Please describe the walls and the roof materials and colours

Walls

Materials

Concrete block to lower portion with brown sheeting above

External colour

brown

Roof

Materials

External colour

sheeting

grey

Has an agricultural building been constructed on this unit within the last two years?

- ☒ Yes
☐ No

If Yes, what is the overall ground area?

368square metres

What is the distance from the proposed new building?

81metres

Would the proposed building be used to house livestock, slurry or sewage sludge?

- ☐ Yes
☒ No

Would the ground area covered by the proposed agricultural building exceed 1000 square metres?

- ☐ Yes
☒ No

Please note: If the ground area covered exceeds 1000 square metres it will not qualify as Permitted Development and an application for Planning Permission will be required.

Has any building, works, pond, plant/machinery, or fishtank been erected within 90 metres of the proposed development within the last two years?

- ☒ Yes
☐ No

The Site

What is the total area of the entire agricultural unit? (1 hectare = 10,000 square metres)

24.0

Scale

Hectares

What is the area of the parcel of land where the development is to be located?

1 or more

Hectares

How long has the land on which the proposed development would be located been in use for agriculture for the purposes of a trade or business?

Years

40

Months

0

Is the proposed development reasonably necessary for the purposes of agriculture?

- ☒ Yes
☐ No

If yes, please explain why

Building will be used as an agricultural workshop and store.

Is the proposed development designed for the purposes of agriculture?

- ☒ Yes
☐ No

If yes, please explain why

Building is typical farm type building in keeping with the farm

Does the proposed development involve any alteration to a dwelling?

- ☐ Yes
☒ No

Is the proposed development more than 25 metres from a metalled part of a trunk or classified road?

- ☐ Yes
☒ No

What is the height of the proposed development?

6.4

Metres

Is the proposed development within 3 kilometres of an aerodrome?

- ☐ Yes
☒ No

Would the proposed development affect an ancient monument, archaeological site or listed building or would it be within a Site of Special Scientific Interest or a local nature reserve?

- ☐ Yes
☒ No

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- ☐ Yes
☒ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☐ The agent
☒ The applicant
☐ Other person

Declaration

I/We hereby apply for Prior Approval: Building for agricultural/forestry use as described in the questions answered, details provided, 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.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Melanie Scarff

Date

16/10/2023