



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: Change of Use of Agricultural Buildings to a flexible use within Storage or Distribution (Use Class B8), Hotels (Use Class C1), Commercial/Business/Service (Use Class E), or until the end of July 2022, uses previously classified as Assembly and Leisure (Use Class D2)

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

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

Lancashire

Town/city

Langho

Postcode

BB6 8AD

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

Easting (x)

369259

Northing (y)

434210

Description

Applicant Details

Name/Company

Title

Mrs

First name

Surname

Barker

Company Name

Address

Address line 1

Cunliffe House Farm Longsight Road

Address line 2

Address line 3

Town/City

Langho

County

Lancashire

Country

Postcode

BB6 8AD

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Contact Details

Contact Details

Primary number

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

PR4 5JH

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Eligibility

This permitted development right was amended on 1 August 2021 to no longer include changes of use to those previously classified as 'assembly and leisure' that are not now included in Use Class E (commercial/business/service).

If your proposed change of use is to a Hotel, Storage and Distribution, or Use Class E (e.g. shops; financial/professional services; restaurants and cafes; offices; business; indoor sport, recreation, or fitness) then this type of application is still valid for eligible proposals.

If your proposed change of use is to a Local Community or Sui Generis use previously classified as 'assembly and leisure' (e.g. cinemas; concert halls; bingo halls; or dance halls) then:

- You should not continue with this application after the end of July 2022 as it will be refused by the Local Authority and you may not be eligible for a refund.
- This is no longer considered to be permitted development. Proposals remained eligible if applications of this type were submitted before the end of July 2022, but after that point an application for 'Full planning permission' will be required.

Permitted development rights are subject to conditions set by legislation to ensure that only appropriate proposals are eligible. The need to apply to the Local Planning Authority to see if prior approval is required is one such condition.

The questions below will help determine if the proposals are eligible for this permitted development right.

Was the use of the site on 3 July 2012 (or the last use before that date) solely for an agricultural use as part of an established agricultural unit?

- ☒ Yes
☐ No

Will the total combined floor space in the building(s) (previously and in this proposal) changed to a flexible use under this permitted development right exceed 150 square metres?

- ☒ Yes
☐ No

Will the total combined floor space in the building(s) (previously and in this proposal) changed to a flexible use under this permitted development right exceed 500 square metres?

- ☐ Yes
☒ No

Is any part of the land, site or building:

- 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)

☐ Yes

☒ No

Description of Proposed Works, Impacts and Risks

Please describe the proposed development:

A request for prior approval for the change of use of one agricultural building to a use falling within Class B8 (Storage and Distribution), under Class R of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). Storage of ATV vehicles.

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

There will be no greater impact on transport and highways as a result of the proposed Class R application. The curtilage of the building does not exceed the footprint of the building.

The site will be accessed via the existing access off Longsight Road Lane used to access Cunliffe House Farm.

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

The commercial use proposed use is essentially quiet, especially compared to the existing agricultural use as part of a busy working farm. Farm traffic can be noisy due to its size and unsocial working hours.

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

There are no contaminants in the building and due to the conversion, there will be no structural or engineering works undertaken. Accordingly, there are no risks.

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.

The Site at Cunliffe House Farm is located within Flood Zone 1 meaning the land is assessed as having a less than 1 in 1,000 annual probability of river or sea flooding (the lowest designation possible).

Additionally, flooding risks at the Site for surface water are 'very low risk'.

Accordingly, the Site is at very low risk of flooding from all identified sources.

Declaration

I/We hereby apply for Prior Approval: Change of use - agriculture to flexible commercial 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

Luke Banks

Date

16/02/2024