



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

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

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

Easting (x)

Northing (y)

Description

Applicant Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Are you an agent acting on behalf of the applicant?

Yes

No

Contact Details

Primary number

***** REDACTED *****

Secondary number

***** REDACTED *****

Fax number

Email address

***** REDACTED *****

Agent Details

Name/Company

Title

Mr

First name

Robert

Surname

Spencer

Company Name

Richard Turner & Son

Address

Address line 1

Old Sawley Grange

Address line 2

Gisburn Road

Address line 3

Sawley

Town/City

Clitheroe

County

Country

United Kingdom

Postcode

BB7 4LH

Contact Details

Primary number

***** REDACTED *****

Secondary number

***** REDACTED *****

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

Covered animal gathering and handling yard consisting of steel portal framed building under profile sheet roof with poured concrete flooring (13.71m x 13.71m), including associated area of external yard concreting (46.00m x 4.00m).

Please state the dimensions of the building

Length

13.71

metres

Height to eaves

4.26

metres

Breadth

13.71

metres

Height to ridge

6.11

metres

Please describe the walls and the roof materials and colours

Walls

Materials

Walls to be concrete panels to a height of 2m topped with timber space boarding to the eaves. The front elevation of the building will be enclosed with sheet clad galvanized steel gates.

External colour

Grey concrete panels with pressure treated space boarding.

Roof

Materials

Profile steel sheets.

External colour

Juniper Green - to match surrounding buildings.

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

- Yes
 No

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

- Yes
 No

Would the ground area covered by the proposed building exceed:

- 1,000 square metres (if relying on the temporary provision to use the permitted development rights as they stood prior to 21 May 2024)
- 1,250 square metres (where the agricultural unit is under 5 hectares)
- 1,500 square metres (where the agricultural unit is 5 hectares or more)

- Yes
 No

NOTE: If the ground area covered exceeds the square metre limit 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

Would the erection, extension, or alteration be carried out on land or a building that is, or is within the curtilage of, a scheduled monument?

- Yes
 No

The Site

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

401.0

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

999

Months

12

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

- Yes
 No

If yes, please explain why

Agricultural Building - The proposed building will enable the enclosure of existing stock handling yards and facilities, these are essential infrastructure to enable the safe and efficient handling of livestock to maintain animal welfare. The enclosure of the existing yards will significantly reduce diffuse water pollution by preventing rainwater falling on areas where livestock is being handled.

Yard Concreting - The area of proposed yard concreting is located at the primary entrance point to New Laund Farm yard, and consequently sees a high volume of traffic. The current entrance consists of partial gravel and partial broken concrete which is difficult to maintain and clean, the proposed renewal of the existing access point will reduce diffuse water pollution by enabling the easier cleaning of the yard area.

Is the proposed development designed for the purposes of agriculture?

- Yes
 No

If yes, please explain why

Agricultural Building - The proposed building will be of steel portal framed construction and will meet the relevant minimum specifications for agricultural buildings for livestock.

Yard Concreting - The area of proposed yard concreting will be designed to withstand expected traffic levels and will consist of 150mm poured and reinforced concrete laid on a base of 150mm of compacted hardcore.

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?

6.1

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

Robert Spencer

Date

09/07/2024