



RIBBLE VALLEY
BOROUGH COUNCIL

PP-13234276

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

Pewter House Farm

Address Line 1

Commons Lane

Address Line 2

Address Line 3

Lancashire

Town/city

Balderstone

Postcode

BB2 7LN

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

Easting (x)

363598

Northing (y)

432600

Description

Applicant Details

Name/Company

Title

Mr

First name

JM

Surname

Kelsall

Company Name

Address

Address line 1

Pewter House Farm

Address line 2

Commons Lane

Address line 3

Town/City

Balderstone

County

Lancashire

Country

Postcode

BB2 7LN

Are you an agent acting on behalf of the applicant?

Yes
 No

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

BB7 4LH

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

Proposed agricultural building (100ft x 50ft) for general purpose / machinery and equipment storage and calving shed.

Please state the dimensions of the building

Length

30.48

metres

Height to eaves

3.68

metres

Breadth

15.24

metres

Height to ridge

5.69

metres

Please describe the walls and the roof materials and colours

Walls

Materials

External colour

Steel Portal Frame. Concrete panels walls to 2m, timber boarding above. Steel sliding doors on both the gables

Grey concrete, natural timber, dark grey doors.

Roof

Materials

External colour

Fibre cement roof sheets with GRP skylights. PVC rainwater goods.

Natural grey sheets, black RWGs.

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)

33.6

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

1000

Months

0

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

Yes
 No

If yes, please explain why

To provide greater agricultural storage on the holding.

Is the proposed development designed for the purposes of agriculture?

Yes
 No

If yes, please explain why

Designed in accordance with BS 5502 (Buildings & Structures for Agriculture).

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?

5.7

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 Black

Date

01/08/2024