

Planning & Development Control
Ribble Valley Borough Council
Council Offices
Church Walk
Clitheroe
BB7 2RA

Your ref:
Our ref: RTS/3271/RCB
Date: 31 July 2024
Reply to: **Sawley Office**

Dear Sirs,

**Re: Prior Notification Application for an Agricultural Building
at Pewter House Farm, Balderstone**

This letter accompanies a planning application as outlined above which we are submitting online via the Planning Portal on behalf of our client Mr Marshall Kelsall. This covering letter is accompanied by the following submission documents; the application form, RVBC's agricultural questionnaire, maps showing the agricultural holding and site and location plans.

The proposed development comprises the erection of an agricultural steel portal frame building which will measure 100ft (30.48m) x 50ft (15.24m) x 12ft (3.66m). It will be clad in concrete panels up to 2m with timber boarding above to the eaves where required, with a fibre cement roof. The building will be used to provide greater storage facilities on the holding allowing for more efficient use of time whilst growing the business and complying with modern agricultural standards. The applicant will also be increasing his stock numbers, creating the agricultural need for the proposed building as a result of greater storage requirements.

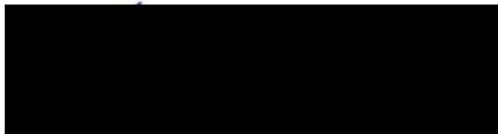
The proposed building will also be used to store farm machinery and produce in. Straw is currently bought in small quantities due to lack of storage on the holding and the proposed building would allow the applicant to buy enough for the coming season at the most appropriate time (ideally straight off the field) when costs will be significantly lower. The building will also be used to store hay bales in the summer reducing the amount of plastic wrap. The area surrounding the building is proposed to be put to hard-core so that a circulation area can be created.

Having assessed the development against the criteria set out within Class A (agricultural development on units of 5ha or more), Part 6, Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 I do believe that the proposal satisfies all elements.

The proposed development has been designed specifically for agricultural purposes, it will be built in materials that are in keeping with surrounding farm buildings, it is required to support an existing agricultural business and is necessary for the applicant to improve his farming operations. Therefore it is development that fully accords with both local and national planning policy and the proposed development will not result in any adverse visual or landscape impact.

We trust the Council has all the information that they require to register and validate the application. We look forward to receiving a letter of confirmation in due course.

Yours faithfully



Robert Black BSc. (Hons) REALM
Land Agent & Rural Surveyor
For RICHARD TURNER AND SON
Encl'
CC. Mr JM Kelsall, Pewter House Farm, Balderstone

Email:

