



RIBBLE VALLEY
BOROUGH COUNCIL

For office use only

Application No. 312024/0708

Date received 22/8/2024
PP

Fee paid £ 120-00 Receipt No: 13347082

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

Land at Lower Edge Farm

Address Line 1

Tinklers Lane

Address Line 2

Address Line 3

Lancashire

Town/city

Slaidburn

Postcode

BB7 4TP

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

Easting (x)

373418

Northing (y)

452382

Description

Applicant Details

Name/Company

Title

First name

Surname

Robinson

Company Name

Address

Address line 1

Lower Edge Farm

Address line 2

Tinklers Lane

Address line 3

Town/City

Staidburn

County

Country

Postcode

BB7 4TP

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

BL1 4DH

Contact Details

Primary number

[REDACTED]

Secondary number

[REDACTED]

Fax number

[REDACTED]

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

Agricultural Storage Building

Please state the dimensions of the building

Length

60 metres

Height to eaves

4 metres

Breadth

15 metres

Height to ridge

7 metres

Please describe the walls and the roof materials and colours

Walls

Materials

external finish to be fibre cement roofing sheets and concrete panels

External colour

Grey

Roof

Materials

External colour

Fibre cement roofing sheets

Green

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)

78.5

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

100

Months

0

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

- Yes
 No

If yes, please explain why

a number of existing buildings on site, which are now fully used by the existing business, hence the requirements for a storage building, planning officers have already visited the site previously and will be aware of the operation run from the site.

Is the proposed development designed for the purposes of agriculture?

- Yes
 No

If yes, please explain why

The applicants are seeking a machinery building and feed store on the land, the existing buildings are used to full capacity. The machinery is currently stored on the land and is open to the elements and adverse weather conditions, leading to increased depreciation on the expensive farming equipment. The applicant also risks his machinery being stolen as the applicant is unable to lock the machinery away.

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?

7.0	Metres
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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

Anna Taylor

Date

20/08/2024

