



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 Buildings on Agricultural Units and former Agricultural Buildings to Dwellinghouses (Class C3), which may include extension of the building and/or building operations reasonably necessary for the conversion

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

#### 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)

364307

Northing (y)

435053

Description

## Applicant Details

### Name/Company

Title

Mr

First name

David

Surname

Talbot

Company Name

### Address

Address line 1

Lower Alston Farm

Address line 2

Church Street

Address line 3

Town/City

Ribchester

County

Lancashire

Country

Postcode

PR3 3XS

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

BB7 4TU

## Contact Details

Primary number

\*\*\*\*\* REDACTED \*\*\*\*\*

Secondary number

Fax number

Email address

\*\*\*\*\* REDACTED \*\*\*\*\*

## Eligibility

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.

**This permitted development right was amended on 21 May 2024 to broaden the range of buildings that could be converted to dwellings, allow extensions to the building, and to increase the total number of dwellings from 5 to 10.**

However, the right was also updated to:

- No longer permit the creation of any dwelling with a floorspace over 150 square metres (previously, 'larger' dwellings could be up to 465 square metres)
- Remove the eligibility of any building that does not have suitable existing access to a public highway (previously, this was not an eligibility requirement)

Proposals that do not meet the above criteria are temporarily allowed to use the previous version of the permitted development right, though this will mean you are not able to benefit from any of the amendments made.

Select the checkbox below if you wish to use the previous version. Otherwise you should continue through this application, which is based on the current legislation as amended.

- ☒ **I/We confirm that this application will use the permitted development right as it stood prior to 21 May 2024.** In confirming this, I/we understand that:
- The application must be received by the local authority by 20 May 2025 (the payment process on Planning Portal must be completed before the application will be submitted).
  - The [supplementary information template](#) covering the pre-21 May 2024 eligibility criteria and information requirements must be downloaded, completed and attached as a supporting document.
  - Failure to do either of the above could result in application being refused without the fee being refunded.

## Agricultural tenants

To be eligible for this permitted development right, all parties to any agricultural tenancy agreements that are currently in place, or that have been terminated in the year before development is proposed to begin, need to provide consent.

This is to help ensure that agricultural tenants are not displaced to allow a change of use to be carried out.

Is the site currently occupied under any agricultural tenancy agreements?

- ☐ Yes  
☒ No

Have any agricultural tenancy agreements been terminated in the year before development is proposed to begin for the purpose of carrying out the proposed change of use?

- ☐ Yes  
☒ No

## Description of Proposed Works, Impacts and Risks

Please describe the proposed development, including the siting and location of the building(s)

Conversion of brick and block barn to one dwelling and demolition of attached building at Parsonage Farm, Church Street, Ribchester PR3 3YE

Please provide details on the provision of adequate natural light in all habitable rooms of the dwellinghouses

All rooms within the proposed conversion are provided with at least one window to provide natural light.

Will the building(s) be extended as part of the proposed development

- ☐ Yes  
☒ No

**NOTE:** If using the transitional provision to benefit from the permitted development rights as they stood prior to 21 May 2024, then extensions are not permitted, and you should answer 'No'.

Are any associated building works or other operations required to make this change?

Note that such works are restricted to those listed below that are reasonably necessary to convert the building(s) for use as a dwellinghouse:

- the installation or replacement of windows, doors, roofs, or exterior walls;
- the installation or replacement of water, drainage, electricity, gas or other services;
- partial demolition to the extent reasonably necessary to carry out the works listed above.

- ☒ Yes  
☐ No

If yes, please provide details of the design and external appearance of the building(s) in regard to these building works or other operations:

The proposed conversion has been designed to re-use as many of the existing and pre-existing openings which have been blocked up as possible and to keep new opening to a minimum. Where new openings have been introduced, they are simple in form to reflect the rural setting and character of the building. It is proposed to re-roof the building in slate where slate is currently used and insulated corrugated sheet where corrugated sheets are used at present. It is proposed to apply a lime render to the brickwork, and a through colour render to the C20th extensions. Windows and doors are proposed in painted timber. The development includes the demolition of the portal frame building attached to the brick barn which is reasonably necessary to carry out the building operations allowed by paragraph Q 1(i)(i). Please refer to planning statement.

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

Vehicle access to the proposed site is via the existing surfaced road from Church Street. The conversion of the brick barn and the demolition of the portal framed building attached to it will permanently reduce the amount and potential amount of agricultural traffic visiting the site. The agricultural buildings which will remain on the site will be retained for storage of equipment only and not used for animal housing. Since the applicant bought the land and buildings at Parsonage Farm he has farmed the land from his farm at Lower Alston Farm which is approximately 660m to the south east. The main farm buildings associated with his business are at Lower Alston Farm. The level of traffic associated with one dwelling raises no undue capacity or safety concerns when considered against the fallback position of the existing buildings being fully used for agricultural purposes. Parking for three vehicles is provided within the proposed curtilage.

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

The conversion of the brick barn to one dwelling and the demolition of the attached portal framed building will substantially reduce the level of agricultural activity at the site. The applicant is willing for a condition to be placed on the prior approval to limit the use of the remaining buildings on the site to agricultural storage. The main agricultural activities associated with Parsonage Farm will permanently move to Lower Alston Farm. The occupiers of the proposed conversion will not be disturbed by noise and activity associated with the keeping of livestock. The level of activity associated with the remaining buildings being used for agricultural storage is compatible with the residential occupation of the barn conversion. Please refer to planning statement.

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

There are no known contamination risks associated with the development. No excavation is required to carry out the development.

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 building that is proposed to be convert to a dwelling and its curtilage are within flood zone 1 on the Environment Agency website.

## Declaration

I/We hereby apply for Prior Approval: Change of use - agricultural (or former agricultural) buildings to dwellinghouses 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

Judith Douglas

Date

10/09/2024