

RIBBLE VALLEY BOROUGH COUNCIL
Development Department
Council Offices, Church Walk, Clitheroe, Lancashire, BB7 2RA



please ask for: 01200 425111
direct line:
planning fax:
my ref: 3/2025/0134
your ref: 07/03/2025
date:

Dear Sir

TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) ORDER 2015 PART 6
PRIOR NOTIFICATION OF AGRICULTURAL AND FORESTRY BUILDINGS AND ROADS

Proposal: Proposed general purpose agricultural storage building for feed and machinery and extension to hardcore track 13.72m long, 10m wide, 4.6m high to eaves and 6m high to ridge.
Location: Land off Longridge Road Hurst Green BB7 9QP

I refer to your notification made under Schedule 2, part 6 of the Town and Country Planning (General Permitted Development) Order 1995 to determine whether full details are required for the above proposal.

On the basis of the information you have provided, I wish to inform you that the Council have resolved that Prior Approval is REFUSED for the following reason(s):

- 1 The applicant has failed to demonstrate a justifiable need for an additional building on this site. As such, it is not considered that the building is reasonably necessary for the purposes of agriculture in this instance as per the requirements of Schedule 2, Part 6, Class A of the GPDO.
- 2 Furthermore, prior approval in respect of siting is required and refused, as the proposed siting is unacceptable by virtue of the development land parcel being sited within the Forest of Bowland National Landscape, and cumulatively with the addition of the barn granted under planning permission ref: 3/2024/0853, would result in loss of openness and additional bulk and mass which would be harmful to the landscape character of the surrounding area.

Please contact Maya Cullen if you require any further information.

Yours faithfully

Nicola Hopkins

NICOLA HOPKINS
DIRECTOR OF ECONOMIC DEVELOPMENT AND PLANNING

Right of Appeal

If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

- If you want to appeal against your local planning authority's decision then you must do so within 6 months of the date of this notice.
- If this is a decision to refuse planning permission, or approve with conditions, a householder application, if you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.
- If this is a decision to refuse planning permission, or approve with conditions, a minor commercial application, if you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.

Appeals can be made online at: <https://www.gov.uk/appeal-planning-decision> . If it is a householder appeal it can be made online at: <https://www.gov.uk/appeal-householder-planning-decision> . If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000. The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order. If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within: 28 days of the date of service of the enforcement notice, or within 6 months [12 weeks in the case of a householder appeal] of the date of this notice, whichever period expires earlier. In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in section 114 of the Town and Country Planning Act 1990.

Purchase Notices

If permission to develop land is refused or granted subject to conditions, whether by the local planning authority or by the Secretary of State for the Environment and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, they may serve on the Council of the county borough or county district in which the land is situated a purchase notice requiring that Council to purchase their interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

Applicant: Mr John Holt
Grindlestone House Farm
Longridge Road
Hurst Green
Preston
PR3 3XY