

RIBBLE VALLEY BOROUGH COUNCIL

please ask for: Emily Pickup
telephone: 01200 425111
e-mail: planning@ribblevalley.gov.uk
my ref: 3/2025/0156
your ref:
date: 25/03/2025

Council Offices
Church Walk
CLITHEROE
Lancashire BB7 2RA

Switchboard: 01200 425111
Fax: 01200 414487
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Dear Sir,

TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) ORDER 2015 SCHEDULE 2 PART 6 PRIOR NOTIFICATION OF AGRICULTURAL AND FORESTRY BUILDINGS AND ROADS

Proposal: Proposed agricultural building for plant and farm machinery and livestock (temporary sheep housing) 18.43m long, 12.44m wide, 6.24m high to ridge, 4.2m high to eaves.

Location: Bramley Farm, Clerk Hill Road, Sabden BB7 9FQ.

I refer to your notification made under Schedule 2, Part 6 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended 2018) 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 of details is NOT REQUIRED prior to the commencement of any development. Please note that in order to comply with the legislation, the development must be carried out in accordance with the following conditions:

1. Unless otherwise agreed in writing, the development MUST be carried out in accordance with the details submitted to the Local Planning Authority, in particular the Application Form and drawing(s) labelled:

Location Plan BS 1284/01
Proposed Site Plan 1284/02
Proposed Elevations BS 1284-03

2. The development must be carried out within a period of 5 years from the date on which the Council received your Application for Determination which was 27/02/2025.
3. The developer is to notify the Local Planning Authority, in writing within 7 days of the date on which the development was substantially completed.
4. Where the use of the building or extension for the purposes of agriculture within the unit permanently ceases within 10 years of the date on which the development was substantially completed; and planning permission has not been granted on an application, or has not been deemed to be granted under Part 3 of the Act, for development for purposes other than agriculture, within 3 years from the date on which the use of the building or extension for the purposes of agriculture within the unit permanently ceased, then, unless the local planning authority have otherwise agreed in writing, the building or, in the case of development consisting of an extension, the extension, must be removed from the land and the land must, so far as is practicable, be restored to its condition before the development took place, or to such condition as may have been agreed in writing between the local planning authority and the developer.

Your proposal may also require consent under the Building Regulations 1985, and I would advise you to contact the Borough's Building Control section, unless you have already done so.

Please contact Emily Pickup if you require any further information.

Yours faithfully

Nicola Hopkins

NICOLA HOPKINS
DIRECTOR OF ECONOMIC DEVELOPMENT AND PLANNING

Applicant:

Mr Roy Dent
R & K Dent
New House
Bramley Farm
Clerk Hill Road
Sabden
BB7 9FQ

Agent:

Mr Tom Crowther
Glovers Project Services
The Old Tannery
Accrington
BB5 6PW