

# RIBBLE VALLEY BOROUGH COUNCIL

---

please ask for: Maya Cullen

telephone: 01200 425111

e-mail: [planning@ribblevalley.gov.uk](mailto:planning@ribblevalley.gov.uk)

my ref: 3/2025/0387

date: 05 June 2025

Council Offices

Church Walk

Clitheroe

Lancashire, BB7 2RA

Switchboard: 01200 425111

Fax: 01200 414487

[www.ribblevalley.gov.uk](http://www.ribblevalley.gov.uk)

Dear Ms Zara Moon

## TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) ORDER 2015 SCHEDULE 2 PART 6

Proposal: Proposed demolition of an existing agricultural building and replacement with a new storage building 18.5m long, 9m wide, 5.3m high to ridge, 3.2m high to eaves.

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 as contained within:
  - Location Plan drawing ref: 01
  - Amended Site Plan drawing ref: 02 Rev A received 04 June 2025
  - Proposed Elevations drawing ref: 04 Rev A received 04 June 2025
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 13<sup>th</sup> May 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 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 for the purposes of agriculture within the unit permanently ceased, then, unless the local planning authority have otherwise agreed in writing, the building 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 note that the demolition of the existing building requires an application to be made for prior approval under Schedule 2, Part 11, Class B of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

Please contact Maya Cullen if you require any further information.

Yours faithfully

*Nicola Hopkins*

NICOLA HOPKINS  
DIRECTOR OF ECONOMIC DEVELOPMENT AND PLANNING

**Applicant**

Mr Kim Weld-Blundell  
Leagram Mil Farm  
Dinkling Green Lane  
Chipping  
Preston  
PR3 2QS

**Agent**

Ms Zara Moon  
Zara Moon Architects  
Unit 38 Manor Court  
Salesbury Hall Road  
Ribchester  
Preston  
PR3 3XR