

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



please ask for: Emily Pickup
direct line: 01200 425111
my ref: 3/2025/0440
date: 25 June 2025

Dear Sir,

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

Proposal: Prior approval for cattle building (39.55m long, 3.98m height to eaves, 35m width, 5.94m height to ridge) with covered muck midden and silo including provision of new access road and yard.

Location: Brook House, Hole House Lane, Slaidburn BB7 4TS.

I refer to your application, made under Schedule 2, Part 6 of the Town and Country Planning (General Permitted Development) Order 2015 and received on 30th May 2025, in which you request the council's determination as to whether prior approval is required for the above proposal.

It is the Council's position that the development proposed does not constitute permitted development under Part 6 of the Town and Country Planning (General Permitted Development) Order 2015, Schedule 2, Part 6 for the following reason(s):

1. The proposed building exceeds 1000 square metres and therefore does not comply with criteria (e)(ii) of Schedule 2 Part 6 Class A of the GPDO given the building is designed for the purposes of housing livestock.
2. Insufficient information has been provided to demonstrate that the proposed dual access track is reasonably necessary for the purposes of agriculture in this instance.

For the above reasons the proposal would not be permitted development and so there is no need to go on and consider the prior approval matters. However in the interests of transparency, these matters have been considered and result in additional reason(s) for refusal as follows:-

3. The proposal involves the creation of a new bridged access track over the brook. Insufficient information has been provided to be able to make an informed assessment on the potential impact of the proposed track on the surrounding area. Prior approval of the local authority in regard to siting is therefore required.

Accordingly, the Council have resolved that your application is REFUSED.

Please contact Emily Pickup if you require any further information

Yours faithfully

Nicola Hopkins

NICOLA HOPKINS

DIRECTOR OF ECONOMIC DEVELOPMENT AND PLANNING

Applicant:

Mr J Mason
Brook House Green
Hole House Lane
Slaidburn
Clitheroe
BB7 4TS

Agent:

Mr Peter Bamber
PGB Architectural Services Ltd
12 Glen Avenue
Knowle Green
Preston
PR3 2ZQ

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.