

RIBBLE VALLEY BOROUGH COUNCIL

please ask for: Lucy Walker

telephone: 01200 425111

e-mail: planning@ribblevalley.gov.uk

my ref: 3/2025/0671

date: 16th September 2025

Council Offices

Church Walk

Clitheroe

Lancashire, BB7 2RA

Switchboard: 01200 425111

Fax: 01200 414487

www.ribblevalley.gov.uk

Dear Mr Cosgrove and Mrs Proctor,

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

Proposal: Prior approval for proposed agricultural storage building under Part 6 Class A of the GPDO 18.3m long, 12.2m wide, 4m high to eaves and 5.5m high to ridge.

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:
 - Application Form
 - Site Location Plan (dwg no. TS570-3)
 - Site Plan (dwg no. TS570-2)
 - Elevations (dwg no. TS570-1)
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 21st August 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 contact Lucy Walker if you require any further information.

Yours faithfully

Nicola Hopkins

NICOLA HOPKINS
DIRECTOR OF ECONOMIC DEVELOPMENT AND PLANNING

Applicant

Mr John Cosgrove and Mrs
Alison Procter
Buckley Hall Farm
Preston Road
Ribchester
PR3 3YD

Agent

Mrs Cathy Dakin
WBW Surveyors Ltd
Skipton Auction Mart
Gargrave Road
Skipton
BD23 1UD