

22 August 2025

Our Ref: Jac/683/3702/GH

Planning and Development Control
Ribble Valley Borough Council
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Dear Sirs

Our clients – R Jackson & Sons, Wiswell Eaves Farm, Wiswell, Clitheroe, BB7 9BZ.
Prior notification application for the erection of two agricultural buildings at Wiswell Eaves
Farm to provide a roof over an existing silage clamp and a storage area.

We have submitted a prior notification application via the Planning Portal for the above-mentioned development and the application has been allocated the Portal Reference PP-14276678 and the application fee and the Planning Portal fee have been paid directly via the Planning Portal.

The application is accompanied by the application form, a proposed location plan, a completed Agricultural Information Form and a copy of a Catchment Sensitive Farming Assessment Form.

Wiswell Eaves Farm is a large farm with land extending to approximately 500 acres of which 210 acres in the immediate vicinity of the farmstead is owner occupied, and the rest is rented and primarily held on farm business tenancies with some land occupied on annual grazing licence but having been occupied by the applicants for decades. All of the rented land is also situated in close proximity to the farmstead. The farm operates dairy and sheep enterprises together with a few beef cattle being kept as calves and reared to be sold fat.

There is an extensive range of modern farm buildings at Wiswell Eaves Farm, and the two proposed buildings will be located immediately adjacent to the existing buildings and will form part of the group and not appear isolated. There is a large hill immediately to the east of the farmstead and the site of the proposed building/s and as a consequence the buildings will be seen against this backdrop and will not break the skyline.

The proposed development comprises of the erection of a steel portal frame building on the site of an existing earth bank silage clamp, it will measure 36.6m x 12.2m and will have shuttered concrete walls to a height of 3.9m to two sides and the rear elevation with Yorkshire boarding above to the eaves and the roof will be clad in corrugated fibre cement roof sheets which will be natural grey. The building will have an eaves height of 7.32m and a 15° roof pitch which will result in a ridge height of 8.32m. There will be a lean-to attached to the silage clamp building along its north western elevation which will measure 22.86m x 9.14m this building will have an eaves height of 4.86m and a roof pitch of 15° and the highest part of the roof will be 6.33m therefore joining the attached building approximately 1m down from the eaves of the building. The external materials of the lean-to will be the same as the main building.

Although the application form does not accommodate the information set out above for the lean-to building, an applicant for prior approval is not obliged to use the standard prior notification application form for a prior notification application to be valid and this letter and the plan submitted with the application and the application form contains all of the information that is required for a valid prior notification application for the proposed development.

We set out below why the proposed development is permitted development as defined within Schedule 2 Part 6 of the Town and Country Planning (General Permitted Development) (England) Order 2015:

1. The agricultural unit extends to over 5 hectares and the parcel of land where the development is located is greater than 1 hectare.
2. The buildings are designed for agricultural purposes.
3. The ground area covered by the buildings is 655m² which does not exceed 1,500m².
4. The building is not within 3 kilometres of an aerodrome and in any event the height of the building is less than 12 metres.
5. The building is not within 25 metres of the metalled part of a classified road.
6. The development will not be used for the accommodation of livestock or for the storage of slurry or sewage sludge and therefore the fact that it is within 400m of protected dwellings is of no relevance.

We acknowledge that the Council can, when determining a prior notification application for the erection of an agricultural building request their prior approval in terms of siting, design and appearance we do not consider that this should be necessary on this occasion. The reason for this is that in respect of siting the building is required specifically at the location of the existing silage clamp and storage area in order to achieve environmental aims of reducing the risk of pollution, the development will clearly be seen as part of an existing and well established group of farm buildings, it will be set into the landscape as a consequence of rising ground to the rear and the buildings are of a typical modern farm building design of the type seen throughout the countryside.

It is not a requirement of a prior notification application to provide full plans and elevations of the building and for the reasons stated above we did not consider it necessary to provide them unless specifically requested.

I trust we have provided all of the information that you require to determine the application, if however, there is anything further you require no doubt you will let me know, otherwise I look forward to receiving confirmation of the validation of the application and details of the officer appointed to deal with it in due course.

Yours faithfully

Gary

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CC Messrs R Jackson & Son