

RIBBLE VALLEY BOROUGH COUNCIL

please ask for: Ben Taylor
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my ref: 3/2025/0778
date: 22/10/25

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Dear Mrs Townley,

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

Proposal: Prior notification for proposed agricultural building for storage of machinery and straw, resurfacing and improvement of track for access to fields, under Part 6 Class A of the GDPO.

Location: Higher House Farm, Settle Lane, Paythorne, BB7 4JD.

I refer to your notification made under Schedule 2, part 6 of the Town and Country Planning (General Permitted Development) Order 2015 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. However, I would draw your attention to the following:

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:

Site Location Plan Drawing No: TS758-3
Site Plan Drawing No: TS758-2
Elevations Drawing No: TS758-1

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 29th September 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 Ben Taylor if you require any further information.

Yours faithfully

Nicola Hopkins

NICOLA HOPKINS
DIRECTOR OF ECONOMIC DEVELOPMENT AND PLANNING