

# RIBBLE VALLEY BOROUGH COUNCIL

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please ask for: Maya Cullen  
telephone: 01200 425111

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

my ref: 3/2025/0787

date: 21<sup>st</sup> October 2025

Council Offices  
Church Walk  
Clitheroe  
BB7 2RA  
Switchboard: 01200 425111  
[www.ribblevalley.gov.uk](http://www.ribblevalley.gov.uk)

Dear Mr Thwaite,

TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) ORDER 2015 SCHEDULE 2 PART 11

Proposal: Prior notification for demolition of a mixed-materials agricultural lean-to under Part 11 Class B of the GDPO

I refer to your notification made under Schedule 2, Part 11 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. 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
  - Demolition Site Plan (drawing ref: 6811-DM01 A)
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 21 October 2025.

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.

You are also advised that "excluded demolition" refers to demolition on land which is the subject of a planning permission, for the redevelopment of the land, granted on an application or deemed to be granted under Part 3 of the Town and Country Planning Act (control over development). If any development is permitted at the site under Part 3 of the Act prior to the demolition works hereby approved taking place, then those demolition works cannot be implemented as permitted development and planning permission will be required.

Please contact Maya Cullen if you require any further information.

Yours faithfully

*Nicola Hopkins*

NICOLA HOPKINS  
DIRECTOR OF ECONOMIC DEVELOPMENT AND PLANNING

Applicant:  
Mr Thwaite  
Old Dairy Farm  
Chipping Road  
Chaigley  
Bashall Eaves  
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