


Report to be read in conjunction with the Decision Notice.								
Signed:	Officer:	MC	Date:	21/10/2025	Manager:	LH	Date:	21/10/25

Application Ref:		3/2025/0787		 <div>Ribble Valley Borough Council</div> <div>www.ribblevalley.gov.uk</div>
Date Inspected:	N/A	Site Notice:	N/A	
Officer:	MC			
DELEGATED ITEM FILE REPORT:				PERMISSION NOT REQUIRED

Development Description:	Prior notification for demolition of a mixed-materials agricultural lean-to under Part 11 Class B of the GDPO
Site Address/Location:	Old Dairy Farm, Chipping Road, Chaigley, BB7 3LS

CONSULTATIONS:	Parish/Town Council
N/A	

CONSULTATIONS:	Highways/Water Authority/Other Bodies
LCC Highways:	N/A
CONSULTATIONS:	Additional Representations.
N/A	

RELEVANT POLICIES AND SITE PLANNING HISTORY:
Schedule 2, Part 11, Class B of the Town and Country Planning (General Permitted Development) Order 2015.
Relevant Planning History: 3/2011/0310 Proposed Farm Workers dwelling Approved with Conditions 3/2009/0524 Construction of an agricultural livestock building (Phase 3) Approved with Conditions 3/2009/0523 Construction of an agricultural livestock building (Phase 2) Approved with Conditions 3/2009/0522 Construction of an agricultural livestock building (Phase 1) Approved with Conditions 3/2009/0261 Re-submission of outline application for a farm workers dwelling, including siting with all other matters reserved. Refused and Allowed at Appeal

3/2008/0703

Proposed outline application for farm workers dwelling, including siting with all other matters reserved
Refused

3/2007/0788

Phase III. Construction of an agricultural livestock building.
Approved with Conditions

3/2007/0787

Phase II. Construction of an agricultural livestock building.
Approved with Conditions

3/2007/0786

Phase I. Construction of an agricultural livestock building.
Approved with Conditions

ASSESSMENT OF PROPOSED DEVELOPMENT:**Site Description and Surrounding Area:**

The application relates to an agricultural building at Old Dairy Farm which forms part of a historical creamery building. The site is located within the Forest of Bowland National Landscape, within the rural hamlet of Chaigley, just over 4km to the northwest of the main settlement of Clitheroe.

Proposed Development for which consent is sought:

The application seeks a determination as to whether the prior approval of the Local Planning Authority is required for the demolition of a mixed materials agricultural lean-to structure.

Other Matters:**Whether or not permitted development**

The Council are satisfied that the demolition works relate to the demolition of a building rather than part of a building and therefore fall to be assessed under Part 11, Class B of the Town and Country Planning (General Permitted Development) Order 2015.

In order to be permitted development, the proposed demolition works need to satisfy a number of criteria as comprised in Part 11, Class B of the Town and Country Planning (General Permitted Development) Order 2015.

Development is not permitted by Class B if –

- (a) The building has been rendered unsafe or otherwise inhabitable by the action or inaction of any person having an interest in the land on which the building stands and it is practicable to secure safety or health by works or repair or works affording temporary support;

The building to be demolished has not been rendered unsafe.

- (b) The demolition is “relevant demolition” for the purposes of Section 196D of the Act (demolition of an unlisted etc building in a conservation area); or

The proposed demolition does not constitute relevant demolition.

- (c) The building is used, or was last used, for a purpose falling within –
 - (i) Article 3(6)(p) (drinking establishments etc.) of the Use Class Order; or
 - (ii) Article 3(6)(q) (drinking establishments with expanded food provision) of that Order;

The building has not been used for a purpose falling within either of the above use classes.

- (d) The building is used, or was last used, for the purpose of –
 - (i) Concert hall;
 - (ii) A venue for live music;
 - (iii) A theatre; or

The building has not been used for any of the above purposes.

- (e) The demolition relates to a statue, memorial or monument (“a commemorative structure”) in place for a period of at least 10 years on the site of any proposed demolition, other than a commemorative structure –
 - (i) That is a listed building;
 - (ii) That is a scheduled monument;
 - (iii) Within a cemetery, on consecrated land, or within the curtilage of a place of public worship;
 - (iv) Within the grounds of a museum or art gallery; or
 - (v) Within the curtilage of a dwellinghouse.

The proposed demolition does not relate to any of the above.

The proposal satisfies criteria (a) – (e) and is therefore defined as permitted development.

Whether or not prior approval is needed

In accordance with condition B.2(b)(i) the Local Authority must determine whether prior approval is required as to the method of demolition and any proposed restoration of the site.

The site is located within the Forest of Bowland national Landscape. The submitted application form details the proposed demolition method to involve the removal of the cladding to the roof and side elevations prior to the frame being dismantled. The remaining yard area will then be levelled, and concrete laid. The excess cladding, concrete blocks and frames will be removed from the site straight away and sold, with the existing hardstanding being filled in and levelled.

On this basis, the method of demolition and proposed restoration is considered to be acceptable.

As such, prior approval is not required as to the method of demolition and proposed restoration of the site.

Observations/Consideration of Matters Raised/Conclusion:

The proposal complied with all the criteria set out within Schedule 2, Part 11, Class B of the Town and Country Planning (General Permitted Development) Order 2015 and is therefore defined as permitted development. The method of demolition and proposed restoration of the site is also considered to be acceptable for the reasons stated above.

RECOMMENDATION:	Prior Approval Not Required.
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