

PLANNING STATEMENT

September 2025

A REQUEST AS TO WHETHER PRIOR APPROVAL IS REQUIRED IN RESPECT OF THE CHANGE OF USE OF AN AGRICULTURAL BUILDING AND ITS CURTILAGE TO OFFICE USE UNDER CLASS R.



Old Dairy Farm, Chipping Road, Clitheroe, BB7 3LS

Prepared by MacMarshalls Rural Chartered Surveyors & Planning Consultants
on behalf of Mr William S Thwaite



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1. INSTRUCTIONS

- 1.1. MacMarshalls are instructed on behalf of Mr S. Thwaite, herein referred to as the applicant, to submit a request as to whether prior approval is required in respect of the change of use of agricultural buildings to office use under class R on an agricultural building at Old Dairy Farm, within the Borough of Ribble Valley.

2. BACKGROUND AND PROPOSAL

- 2.1. The buildings to which this application relates do not function well for modern agricultural purposes, and the design is not suitable for modern efficient farming practices; it is therefore a priority of the landowner/farmer to find a viable alternative use, and even more so due to the fact that the agricultural unit as a whole is no longer viable. Financially, the business does not stack up, and the new tax changes for farmers introduced by the Labour Government are having further and significant impacts on viability.

- 2.2. Accordingly, the buildings edged in red on the location plan below have been identified as suitable for change of use to offices. However, only some of the internal areas will be changed to offices.



- 2.3. The areas identified to change use on the plan are shown by the footprint of the containers on the below site plan. No building alterations or operational development are proposed with this application. It is the change of use of the areas shown on the plans only. This application therefore proposes 616 sqm of the buildings to be changed to offices (Use Class E).
- 2.4. The application includes of an area of 616 sqm of curtilage that will change to be used as parking and open space areas, ancillary to the office uses.



3. PLANNING POLICY - PERMITTED DEVELOPMENT RIGHTS

- 3.1. An application for prior notification of agricultural development is submitted under the Town and Country Planning (General Permitted Development) (England) Order 2015, Schedule 2 Part 3 Class R.
- 3.2. It is hereby confirmed that the submitted application proposal is permitted development under this Order, for the following reasons:
 - The building was solely in agricultural use on 3rd July 2012
 - The cumulative floor space of buildings which have changed use under Class R within an established agricultural unit will not exceed 1000 square metres
 - The building does not form part of a military explosive storage area, a safety hazard area or is a listed building or a scheduled monument.

4. ANALYSIS OF TRANSPORT, HIGHWAYS, NOISE, CONTAMINATION AND FLOODING ISSUES

4.1. This application is submitted for a determination as to whether the prior approval of the authority will be required as to:

- Transport and highways impacts of the development.
- Noise impacts of the development
- Contamination risks on the site
- Flooding risks on the site

4.2. Each item is addressed below:

(I) Transport And Highways Impacts Of The Development

At present, agricultural vehicles and machinery are moved on and off site on a daily basis. Livestock and bales are moved in and out of the buildings. The proposal will result in smaller vehicles on and off site and there is parking for 22 car parking spaces, 4 disabled spaces and space for bin storage and communal open space.

There will be no changes to the access routes for the proposed change of use.

(Ii) Noise Impacts Of The Development

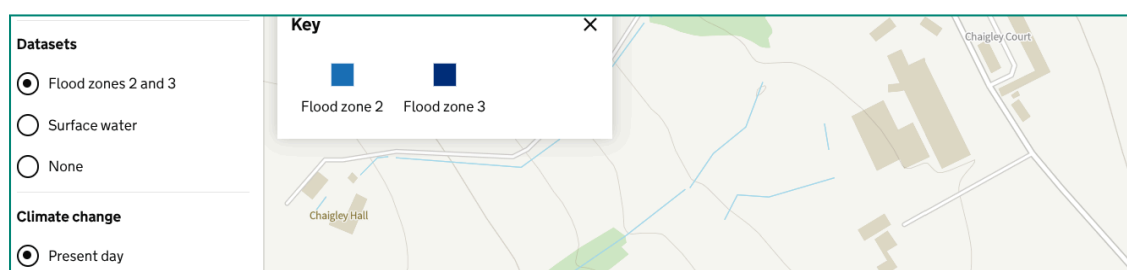
The proposed use is not noise generating.

(Iii) Contamination Risks On The Site

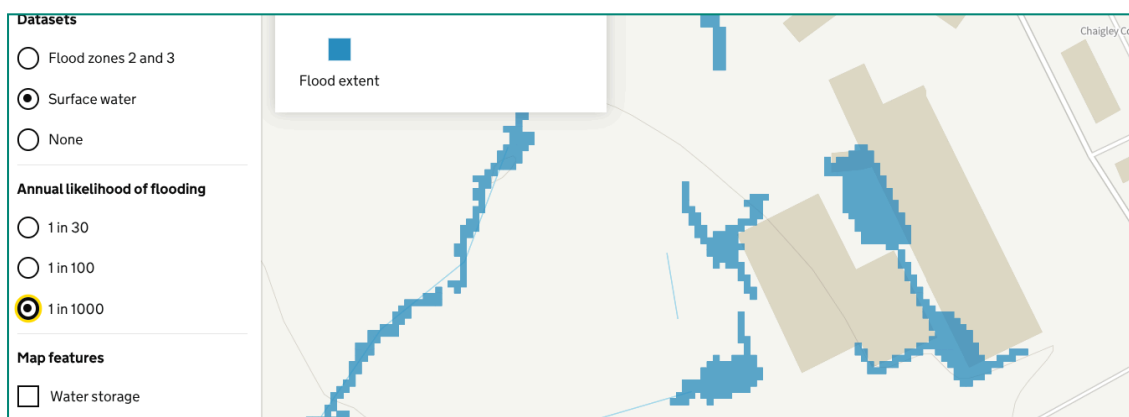
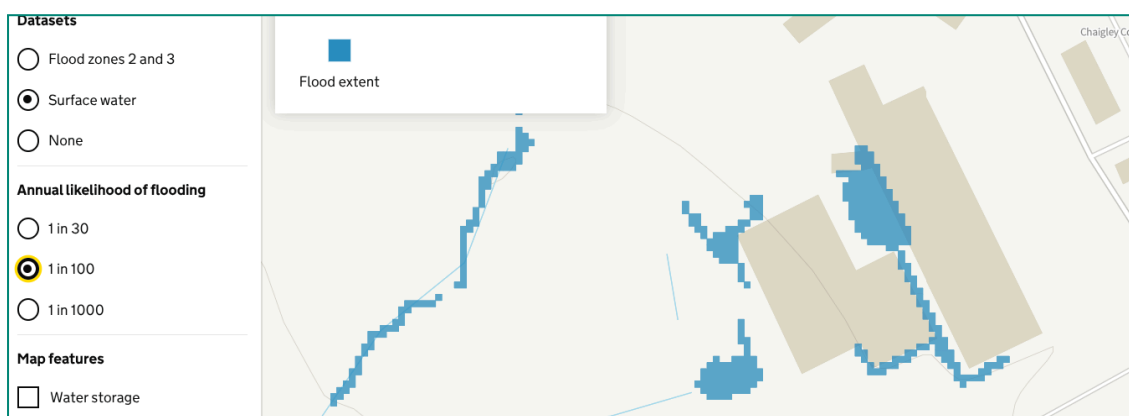
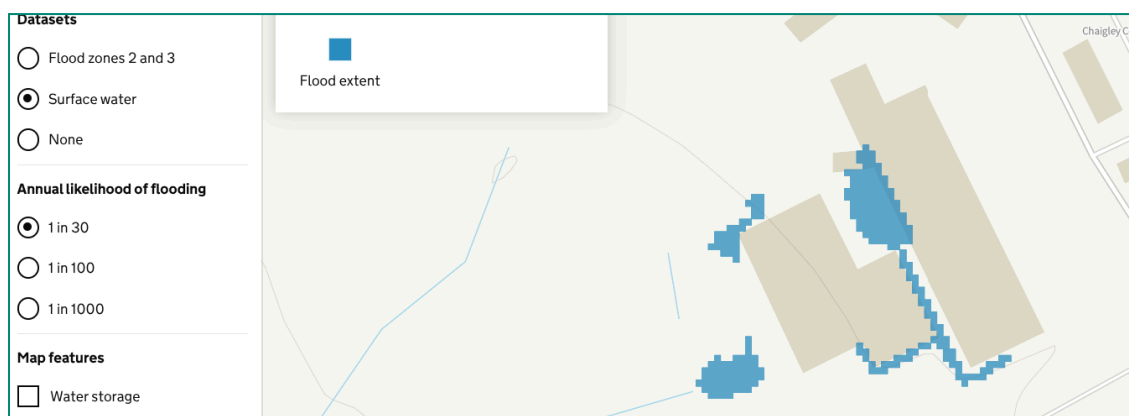
There are no known contaminants on the site. No changes are proposed to the building.

(iv) Flooding

A search of the Government Flood Map for planning designated the property Flood Zone 1, as indicated below:



It can be seen that a tiny fraction of the building has been identified as possibly being affected by a 1 in 30 risk of surface water flooding, which only increases marginally over 1 in 100 and 1 in 1000 years. The internal areas within the building proposed to change use completely avoid these risk areas too. Given the extremely limited nature of the existing and future surface water flood risk, this matter could be addressed by a suitably worded planning condition, if indeed required.



5. CONCLUSION

- 5.1. In light of the above information, we believe that, for the reasons stated, the proposed change of use of the agricultural building is permitted development under the Town and Country Planning (General Permitted Development) (England) Order 2015, Schedule 2, Part 3, Class R. Accordingly, we duly ask the Council to confirm the application is permitted development for which prior approval is not required.



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