



For office use only

Application No.

Date received

Fee paid £

Receipt No:

Council Offices, Church Walk, Clitheroe, Lancashire. BB7 2RA Tel: 01200 425111 www.ribblevalley.gov.uk

Application to determine if prior approval is required for a proposed: Erection, Extension or Alteration of a Building for Agricultural or Forestry use

The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 6

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x)

Northing (y)

Description

Buildings 100m to the west of Hareclough Farm

Applicant Details

Name/Company

Title

Mr

First name

Michael

Surname

Colley

Company Name

Address

Address line 1

Brook House

Address line 2

Clitheroe Road

Address line 3

Waddington

Town/City

Clitheroe

County

Lancashire

Country

England

Postcode

BB7 3HW

Are you an agent acting on behalf of the applicant?

- ☒ Yes
- ☐ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Agent Details

Name/Company

Title

Mr

First name

Robert

Surname

Spencer

Company Name

Richard Turner & Son

Address

Address line 1

Old Sawley Grange

Address line 2

Gisburn Road

Address line 3

Sawley

Town/City

Clitheroe

County

Lancashire

Country

United Kingdom

Postcode

BB7 4LH

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

The Proposed Building

Please indicate which of the following are involved in your proposal

- ☒ A new building
☐ An extension
☐ An alteration

Please describe the type of building

Proposed construction of two livestock sheds, concrete panel muck midden and hardcore yard area.
Building 1: To be steel portal framed pitched roof cattle shed
Building 2: To be timber framed mono-pitch young stock shed
Muck Midden: To be uncovered concrete panel enclosed midden with poured concrete floor to be drained into existing effluent tank.
Hardcore yard: Gravel hardcore yard.

Please state the dimensions of the building

Length

57.9

metres

Height to eaves

3.5

metres

Breadth

7.62

metres

Height to ridge

5.8

metres

Please describe the walls and the roof materials and colours

Walls

Materials

External colour

Building 1: Timber sleepers topped with Yorkshire board cladding.
Building 2: Concrete panel topped with Yorkshire board cladding.
Muck Midden: Concrete panels.

Building 1: Natural exposed timber.
Building 2: Grey topped with Natural exposed timber.
Muck Midden: Grey.

Roof

Materials

Building 1: Cement fibre sheeting
Building 2: Profile steel sheet.
Muck Midden: No roof.

External colour

Building 1: 'Natural Grey'
Building 2: 'Natural Grey'
Muck Midden: No roof.

Has an agricultural building been constructed on this unit within the last two years?

☐ Yes

☒ No

Would the proposed building be used to house livestock, slurry or sewage sludge?

☒ Yes

☐ No

If Yes, will the building be more than 400 metres from the nearest house excluding the farmhouse?

☒ Yes

☐ No

Would the ground area covered by the proposed building exceed:

- 1,000 square metres (if relying on the temporary provision to use the permitted development rights as they stood prior to 21 May 2024)

- 1,250 square metres (where the agricultural unit is under 5 hectares)

- 1,500 square metres (where the agricultural unit is 5 hectares or more)

☐ Yes

☒ No

NOTE: If the ground area covered exceeds the square metre limit it will not qualify as Permitted Development and an application for Planning Permission will be required.

Has any building, works, pond, plant/machinery, or fishtank been erected within 90 metres of the proposed development within the last two years?

☐ Yes

☒ No

Would the erection, extension, or alteration be carried out on land or a building that is, or is within the curtilage of, a scheduled monument?

☐ Yes

☒ No

The Site

What is the total area of the entire agricultural unit? (1 hectare = 10,000 square metres)

222.0

Scale

Hectares

What is the area of the parcel of land where the development is to be located?

1 or more

Hectares

How long has the land on which the proposed development would be located been in use for agriculture for the purposes of a trade or business?

Years

999

Months

12

Is the proposed development reasonably necessary for the purposes of agriculture?

- ☒ Yes
☐ No

If yes, please explain why

The existing agricultural buildings on the site are no longer adequate to meet the operational needs of the farm. Due to their age, limited capacity, and outdated design, they fail to provide sufficient and appropriate accommodation for the current number of cattle. This shortfall presents challenges in maintaining acceptable standards of animal welfare and efficient farm management.

The proposed development seeks to construct new agricultural buildings that will provide the necessary indoor space to safely and effectively house the livestock. The design has been carefully considered to ensure compliance with modern agricultural standards, improve biosecurity, and support the health and welfare of the animals. The new buildings will also enhance operational efficiency and contribute to the long-term viability of the farm.

Is the proposed development designed for the purposes of agriculture?

- ☒ Yes
☐ No

If yes, please explain why

All proposed buildings will be constructed in accordance with established standards for modern agricultural structures. The design will reflect typical agricultural building practices, incorporating durable materials, functional layouts, and construction methods suited to livestock housing and farm operations. This approach ensures the buildings are fit for purpose, cost-effective, and in keeping with the rural character of the area, while also supporting animal welfare and operational efficiency.

Does the proposed development involve any alteration to a dwelling?

- ☐ Yes
☒ No

Is the proposed development more than 25 metres from a metalled part of a trunk or classified road?

- ☐ Yes
☒ No

What is the height of the proposed development?

5.8

Metres

Is the proposed development within 3 kilometres of an aerodrome?

- ☐ Yes
☒ No

Would the proposed development affect an ancient monument, archaeological site or listed building or would it be within a Site of Special Scientific Interest or a local nature reserve?

- ☐ Yes
☒ No

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

☐ Yes

☒ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

☐ The agent

☒ The applicant

☐ Other person

Declaration

I/We hereby apply for Prior Approval: Building for agricultural/forestry use as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Robert Spencer

Date

03/10/2025