

RIBBLE VALLEY BOROUGH COUNCIL
Development Department
Council Offices, Church Walk, Clitheroe, Lancashire, BB7 2RA



please ask for: Lucy Walker
direct line: 01200 425111
my ref: planning@ribblevalley.gov.uk
3/2026/0106
date: 1 April 2026

Dear Mr Falshaw

TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) ORDER 2015 SCHEDULE 2 PART 6

Proposal: Prior approval for general purpose agricultural storage building 18.28m long, 15.24m wide, 8.53m high to eaves, 9.88m high to ridge under Part 6 Class A of the GPDO.

I refer to your notification made under Schedule 2, Part 6 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended 2018) 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 is GRANTED for the proposed 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
 - Site Location Plan (dwg no. PTF-R00-PR-101 Rev R00)
 - Proposed Site Plan (dwg no. PTF-R00-PR-104 Rev R00)
 - Proposed Floor Plans (dwg no. PTF-R00-PR-102 Rev R00)
 - Proposed Elevations (dwg no. PTF-R00-PR-103 Rev R00)
2. The development must be carried out within a period of 5 years from the date on which the approval was given.
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.

It is advised that the applicant consult SABIC North West should any work within 50 metres of the Ethylene pipeline be carried out.

The applicant is also reminded of their responsibility to adhere to the provisions stated with the United Utilities easement document dated 03/10/1960 UU Ref: F2629, as well as the 'Standard Conditions for Works adjacent to Pipeline'. It is recommended that the applicant contacts the Property Services team and Water Developer Services team at the earliest opportunity to ensure that existing water assets and required access widths can be accommodated on site.

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 Lucy Walker if you require any further information.

Yours faithfully

Nicola Hopkins

NICOLA HOPKINS
DIRECTOR OF ECONOMIC DEVELOPMENT AND PLANNING

Applicant
Mr Andrew Bullock
Plane Tree Farm
Chipping Road
Chaigley
BB7 3LT

Agent
Mr Reece Falshaw
WBW Surveyors Ltd
Skipton Auction Mart
Gargrave Road
Skipton
BD23 1UD

If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

- If you want to appeal against your local planning authority's decision then you must do so within 6 months of the date of this notice.
- If this is a decision to refuse planning permission, or approve with conditions, a householder application, if you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.
- If this is a decision to refuse planning permission, or approve with conditions, a minor commercial application, if you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.

Appeals can be made online at: <https://www.gov.uk/appeal-planning-decision> . If it is a householder appeal it can be made online at: <https://www.gov.uk/appeal-householder-planning-decision> . If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000. The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions

they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order. If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within: 28 days of the date of service of the enforcement notice, or within 6 months [12 weeks in the case of a householder appeal] of the date of this notice, whichever period expires earlier. In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in section 114 of the Town and Country Planning Act 1990.

Purchase Notices

If permission to develop land is refused or granted subject to conditions, whether by the local planning authority or by the Secretary of State for the Environment and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, they may serve on the Council of the county borough or county district in which the land is situated a purchase notice requiring that Council to purchase their interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.