



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

Our land is situated off Slaidburn Road Waddington opposite the Graces Development

Applicant Details

Name/Company

Title

Mr

First name

Gary

Surname

Pemberton

Company Name

Address

Address line 1

9 Watergrove road

Address line 2

Address line 3

Dukinfield

Town/City

Dukinfield

County

Country

United Kingdom

Postcode

SK16 5QS

Are you an agent acting on behalf of the applicant?

Yes

No

Applicant 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

The proposal is for a steel-portal framed agricultural building. It is designed specifically for agricultural purposes, featuring a semi open front for ease of access with farm machinery and livestock trailers. The building will be used primarily for the storage of hay, straw, and farm implements [e.g., Flail Mower Farm Quads JCB] to protect them from the elements and ensure the efficient operation of the agricultural unit it will also allow for the appropriate caring of livestock storing feeds and necessary equipment for their well being.

Please state the dimensions of the building

Length

18.28

metres

Height to eaves

4.26

metres

Breadth

9.14

metres

Height to ridge

4.26

metres

Please describe the walls and the roof materials and colours

Walls

Materials

Steel, Yorkshire Boards, Concrete Panels

External colour

Steel work will be Red, Yorkshire Boards Tan (Natural) Concrete Panels Grey (Natural Concrete colour)

Roof

Materials

External colour

Reinforced corrugated natural grey fibre cement sheets, Steel,

The corrugated cement sheets will be Grey and the Steel will again be Red

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:

- 1,250 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)

162.0

Scale

Sq.metres

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

20

Months

11

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

Yes

No

If yes, please explain why

The proposed building is reasonably necessary for the efficient functioning of the agricultural unit for the following reasons:

- Fodder & Haylage Storage: Secure, dry storage for haylage and winter feed. Indoor storage prevents spoilage from dampness and pests, ensuring high-quality nutrition for livestock.
- Livestock Welfare & Husbandry: Facilitates "standard care" tasks, including health checks, tagging, and shearing in a clean, indoor environment.
- Machinery Security & Maintenance: Houses essential farm equipment (Quad bike, Flail Mower JCB, Trailers, Livestock Trailers) to protect from weathering and rural theft.

Is the proposed development designed for the purposes of agriculture?

Yes

No

If yes, please explain why

1. Agricultural Necessity

The applicant manages a holding of 28 acres, exceeding the 5 hectare threshold required for Class A Permitted Development. The proposed building is reasonably necessary for the efficient functioning of the agricultural unit for the following reasons:

- Fodder & Haylage Storage: Secure, dry storage for haylage and winter feed. Indoor storage prevents spoilage from dampness and pests, ensuring high quality nutrition for livestock.
- Livestock Welfare & Husbandry: Facilitates "standard care" tasks, including health checks, tagging, and shearing in a clean, indoor environment.
- Machinery Security & Maintenance: Houses essential farm equipment (Quad Bike, Flail Mower, JCB) to protect from weathering and rural theft.

2. Design, Construction, and Materials

The design utilizes materials sensitive to the rural character of the Ribble Valley:

- Internal Floor: A full concrete base/floor for hygienic livestock handling and stable machinery storage.
- External Hardstanding: Associated concrete hardstanding at the entrance to manage runoff and prevent soil poaching.
- Walls: Concrete blockwork lower level, topped with vertical timber lats (Yorkshire boarding) for natural ventilation.
- Roof: Profiled sheeting in a "slate grey" or "anthracite" finish to provide a traditional appearance.
- Structure: Steel portal frame.

3. Surface Water Management (Drainage)

To ensure the development does not increase the risk of flooding or localized waterlogging:

- Guttering: The building will be fitted with high capacity black uPVC guttering and downpipes.
- Soakaways: Surface water from the roof will be directed via downpipes to purpose built stone filled soakaways located on the applicant's land. These will be situated at least 5m away from the building foundation to allow for natural infiltration back into the water table, mimicking greenfield runoff rates.

4. Conclusion

The proposal represents a genuine agricultural requirement for a 28 acre holding. It complies with Part 6, Class A of the GPDO, being designed specifically for agriculture, remaining under the 1,000sqm threshold, and being situated on a unit of more than 5 hectares.

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?

4.2

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

Gary Pemberton

Date

17/02/2026