

RIBBLE VALLEY BOROUGH COUNCIL

please ask for: Lucy Walker
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my ref: 3/2026/0216
date: 12th May 2026

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Dear Mr Bramley

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

Proposal: Prior approval for proposed agricultural storage building 30.2m long, 13m wide, 6.45m high to ridge and 5.3m high to eaves 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 REFUSED for the proposed development for the following reason(s):

1. Based on the information submitted, the proposed development is not considered to be reasonably necessary for the purposes of agriculture as the submitted information fails to show that the proposed development is needed to support the agricultural activity in operation. Furthermore, it would not be carried out on an agricultural unit by virtue of commercial land being included within the identified site. Additionally, insufficient evidence has been provided to demonstrate that the land on which the building would be sited is used for the purposes of an agricultural trade or business. As such the development would fail to satisfy the requirements of Schedule 2, Part 6, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 and cannot be considered permitted development.

Please contact Lucy Walker if you require any further information.

Yours faithfully

Nicola Hopkins

NICOLA HOPKINS
DIRECTOR OF ECONOMIC DEVELOPMENT AND PLANNING

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