



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	<input type="text"/>
Suffix	<input type="text"/>
Property Name	<input type="text" value="Fells Farm"/>
Address Line 1	<input type="text" value="Wigglesworth Road"/>
Address Line 2	<input type="text"/>
Address Line 3	<input type="text" value="Lancashire"/>
Town/city	<input type="text" value="Slaidburn"/>
Postcode	<input type="text" value="BD23 4SY"/>

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

Easting (x)	Northing (y)
<input type="text" value="375653"/>	<input type="text" value="453577"/>

Description

Applicant Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Are you an agent acting on behalf of the applicant?

Yes

No

Applicant Contact Details

Primary number

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

BB7 2DF

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

Agricultural building.

Please state the dimensions of the building

Length

18.5

metres

Height to eaves

3.65

metres

Breadth

9.15

metres

Height to ridge

4.9

metres

Please describe the walls and the roof materials and colours

Walls

Materials

Timber cladding
Natural stone plinth

External colour

Natural

Roof

Materials

External colour

Metal roof

Grey

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

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)

12.0

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

183

Months

0

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

- Yes
 No

If yes, please explain why

The applicants own 12 hectares of farmland which they will continue to farm. The agricultural building will provide essential secure storage to maintain and manage the land including machinery, equipment, and supplies. This will include but is not limited to a digger, dump truck, tractors for mowing, quad bike, trailer, fertiliser, seed, feed, hay bales, fencing, logs etc. The farm is also actively engaged in wildflower meadow restoration, tree planting and ongoing land management, requiring appropriate and weatherproof storage for the equipment that supports this work.

The building will also house a water treatment plant serving the farm's spring/borehole water supply, along with a small toilet. Solar panels installed on the roof will generate renewable energy to power both the barn and the main Fells Farm property, forming a key part of the applicant's longer-term goal to operate as a fully off-grid sustainable farm. Additionally, the building will provide storage for forestry equipment in support of the applicant's expanding woodland planting programme, undertaken in partnership with the Woodland Trust as part of their MoreWoods scheme.

Is the proposed development designed for the purposes of agriculture?

- Yes
 No

If yes, please explain why

The building is a standard-sized portal-framed agricultural building, clad in timber with a stone plinth. Designed and manufactured by an agricultural building supplier. The doors provide adequate height to store tractors and other machinery and equipment.

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?

4.9

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

Zara Moon

Date

24/04/2026