



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

Land is situated off Slaidburn Rd Waddington Clitheroe facing the Moorcock 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

GB

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 proposed structure is a modern steel portal frame agricultural building designed specifically for storage within a farm setting. The building features a rectangular footprint measuring 18.28 metres in length by 9.2 metres in width creating a total internal floor area of approximately 167 square metres. The building stands at a height of approximately 3.2 metres to the eaves and reaches a maximum height of 4.26 metres to the ridge line.

The lower walls consist of robust precast grey concrete panels to provide secure and weather tight containment for bulk livestock feed and farming implements. The upper vertical cladding comprises treated timber boards installed vertically to blend naturally into the local rural landscape. The roof is constructed from profile juniper green cladding sheets finished in a non reflective slate green colour complete with translucent panels to maximize natural internal lighting during daytime operations. Access is provided via a large roller shutter door on the front elevation to accommodate tractors and agricultural machinery safely.

Please state the dimensions of the building

Length

18.28

metres

Height to eaves

3.25

metres

Breadth

9.2

metres

Height to ridge

4.26

metres

Please describe the walls and the roof materials and colours

Walls

Materials

Concrete Panels with York Boarding above

External colour

Standard Grey concrete with Timber panels

Roof

Materials

New profile Sheet Cladding

External colour

Jupiter Green Cladding
Translucent cladding panels as roof lights

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)

11.3

Scale

Hectares

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

Less than 0.4

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

70

Months

0

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

- Yes
 No

If yes, please explain why

Yes. The proposed 167 square metre building is reasonably necessary for the sustainable management of this 28 acre agricultural holding. At present the land unit lacks any existing covered structures or agricultural storage facilities leaving all operations entirely exposed to the elements.

A dedicated building is essential to provide weather proof shelter for farming machinery and maintenance implements. Leaving high value equipment outdoors causes accelerated deterioration and introduces unnecessary security risks.

Furthermore the barn is urgently required to store livestock feed and bedding materials. Storing haylage bags bulk feed and straw bedding bales outdoors leads to rapid spoilage from rain and pests which renders the materials completely unusable. This building provides a dry secure environment that preserves input quality and supports the basic day to day running of the holding. The small footprint of the building is entirely proportionate to the scale of an 11.3 hectare agricultural unit.

Is the proposed development designed for the purposes of agriculture?

- Yes
 No

If yes, please explain why

Yes. The building has been designed from the ground up to match the standard form and function of a typical British farm barn. It features a classic steel portal frame construction which provides a completely clear internal span with no internal pillars. This open layout is essential for moving and parking agricultural tractors and handling machinery safely.

The external appearance incorporates traditional agricultural materials including robust lower concrete panels and vertical timber boarding. This combination is specifically engineered for farm environments where the walls must withstand the internal pressure of stacked materials like straw bales or feed bags. Furthermore the large rolling shutter door is sized perfectly to allow standard agricultural machinery and delivery trailers to enter the building securely. The overall low profile design and non reflective slate grey roof ensure that the building retains an entirely functional rural appearance that blends quietly into the surrounding countryside.

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

24/05/2026