



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 for Approval of Details Reserved by Condition

Town and Country Planning Act 1990 (as amended); Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended)

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

Ratcliffe Farm House

Address Line 1

Lower Road

Address Line 2

Address Line 3

Lancashire

Town/city

Longridge

Postcode

PR3 2YL

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

Easting (x)

362334

Northing (y)

437528

Description

LAND ADJACENT TO RADCLIFFE FARM

Erection of hay storage and drying building

Applicant Details

Name/Company

Title

MR

First name

JOHN

Surname

KEIGHLEY

Company Name

Address

Address line 1

16 CLAYTON COURT

Address line 2

Address line 3

Town/City

LONGRIDGE

County

LANCS

Country

Postcode

PR3 3UD

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

PR3 3NB

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

Erection of hay storage and drying building

Reference number

3/2022/0676

Date of decision (date must be pre-application submission)

31/10/2022

Please state the condition number(s) to which this application relates

Condition number(s)

4. Precise specifications or samples of walling and roofing materials and details of any surface materials to be used including their colour and texture shall have been submitted to and approved by the Local Planning Authority before their use in the proposed works.
5. Prior to the commencement of development, precise details of the means of construction of the access track into the site and its drainage strategy shall be submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt these details shall include the formation of a hard surface (such as tarmacadam, concrete or block pavements) for that part of the access extending for a minimum distance of 5m into the site from the highway boundary. The access, including its hard surface and means of drainage, shall be formed in accordance with the approved details prior to the first use of the building hereby permitted; and, thereafter, shall be maintained in this manner in perpetuity.

Has the development already started?

- Yes
 No

If Yes, please state when the development was started (date must be pre-application submission)

02/06/2025

Has the development been completed?

- Yes
 No

Part Discharge of Conditions

Are you seeking to discharge only part of a condition?

- Yes
 No

Discharge of Conditions

Please provide a full description and/or list of the materials/details that are being submitted for approval

Description of materials covers the external appearance, being cladding panels for the roof and walls as well as the gutters and downpipes, swatch samples sent previously

The access track has been dug down to clay with an excavation depth of at least 18 inch removing all top soil. A Tensar TriAx TX150 grid placed and pegged as specified by the manufacturer. Hardcore to a depth of 18 inch of 4 inch down placed in 6 inch layers compacted between each layer using a vibrating self propelled roller. The hardcore size was the size specified for using with the Tensar and also placed and compacted as specified by Tensar. It will be topped with 8 inch of reinforced concrete using B1131 mesh with drainage provided by Acco channel drains with a D400 load rating.

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

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- Yes
 No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

***** REDACTED *****

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

EMAIL(S)

Date (must be pre-application submission)

01/06/2026

Details of the pre-application advice received

TO SUBMIT AN APPLICATION AS SOON AS POSSIBLE TO DISCHARGE CONDITIONS 4 AND 5

Declaration

I/We hereby apply for Approval of details reserved by a condition (discharge) 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

allan lloyd-haydock

Date

16/06/2026

Amendments Summary

changes to form as requested by Planning Authority