



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

Lower Lees Farm

Address Line 1

Chipping Road

Address Line 2

Cow Ark

Address Line 3

Lancashire

Town/city

Whitewell

Postcode

BB7 3DQ

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

Easting (x)

365453

Northing (y)

444275

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 4LH

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

Proposed construction of larger muck midden to include the re-roofing of the farm's existing muck midden. The new building will comprise a steel portal framed building with poured concrete floor under profile steel sheet roof with concrete panel walls to 2m topped with profile steel cladding. The existing midden will be re-roofed with profile steel sheet to match the new building.

Please state the dimensions of the building

Length

44.19

metres

Height to eaves

5.7

metres

Breadth

18.94

metres

Height to ridge

7.49

metres

Please describe the walls and the roof materials and colours

Walls

Materials

Pre-cast concrete panels to a height of 2m topped with steel profile sheet cladding to eaves.

External colour

Pre-cast Concrete Panels - Light grey (as cast)
Profile Steel Sheet Cladding - 'Slate Blue' to match surrounding buildings.

Roof

Materials

Steel profile sheet.

External colour

'Slate Blue' to match surrounding buildings.

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)

109.0

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

999

Months

12

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

- Yes
 No

If yes, please explain why

The applicant's current farming enterprise generates a large quantity of straw-based bedding manure. At present, this material is stored externally due to the limited capacity of the existing muck store.

The proposed muck midden will provide sufficient capacity to accommodate all bedding manure currently generated by the existing agricultural business, thereby enabling its storage under cover. This will result in a reduction in diffuse pollution arising from contaminated surface water runoff associated with exposed manure. The development is intended to benefit from partial funding through the Countryside Stewardship Capital Grant Scheme, the purpose of which is to reduce diffuse water pollution from agricultural holdings.

Furthermore, the roof covering the existing muck midden is of significant age and is in need of replacement, which is reflected in its inclusion within the application proposals.

Is the proposed development designed for the purposes of agriculture?

- Yes
 No

If yes, please explain why

The proposed building will comprise a steel portal frame structure designed specifically for agricultural purposes, including the accommodation of associated operational and environmental loadings. The steelwork will be suitably protected against corrosion. The building envelope will include precast concrete panels of adequate thickness and durability for agricultural use, and the concrete floor slab will be designed to support the anticipated loading requirements of the intended agricultural activities.

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?

7.4

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

Robert Spencer

Date

17/06/2026