



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

Ottie Green Farm

Address Line 1

Whitcroft Lane

Address Line 2

Address Line 3

Lancashire

Town/city

Mellor

Postcode

BB2 7HE

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

Easting (x)

365781

Northing (y)

430527

Description

Erection of an agricultural building as set out in the covering letter submitted herewith.

Steel portal frame, concrete panels, yorkshire boarding and fibre cement roof.

The building will be used to store feed, straw, and forage crops as well as some specialised agricultural machinery.

Applicant Details

Name/Company

Title

Mr

First name

John

Surname

Yeoman

Company Name

Address

Address line 1

C/O Ingham and Yorke LLP

Address line 2

Brookside Barn

Address line 3

Downham

Town/City

Clitheroe

County

Lancashire

Country

Postcode

BB7 4BP

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 *****

Agent Details

Name/Company

Title

Mr

First name

Christopher

Surname

Cowey

Company Name

Ingham and Yorke

Address

Address line 1

Brookside Barn

Address line 2

Downham

Address line 3

Town/City

Clitheroe

County

Country

GB

Postcode

BB7 4BP

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

Erection of an agricultural storage building comprising steel portal frame concrete base concrete panels Yorkshire boarding and fibre cement roof as shown on the enclosed elevations.

Please state the dimensions of the building

Length

36.58

metres

Height to eaves

3.92

metres

Breadth

13.71

metres

Height to ridge

5.18

metres

Please describe the walls and the roof materials and colours

Walls

Materials

Concrete panels to 1.5 metres yorkshire boarding to eaves

External colour

natural timber grey concrete panels

Roof

Materials

Fibre cement

External colour

Grey

Has an agricultural building been constructed on this unit within the last two years?

☒ Yes

☐ No

If Yes, what is the overall ground area?

222.83

square metres

What is the distance from the proposed new building?

0.01

metres

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)

165.5

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

30

Months

0

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

- ☒ Yes
☐ No

If yes, please explain why

Please see attached covering letter which sets out the requirement for a building to store hay straw and forage crops as well as some specialised machinery.

Is the proposed development designed for the purposes of agriculture?

- ☒ Yes
☐ No

If yes, please explain why

The building is a steel portal frame structure with a large expansive space for ease of access with agricultural machinery. The covering letter provides greater detail.

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?

5.2

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

Christopher Cowey

Date

30/06/2026