

Ribble Valley Borough Council,
Council Offices,
Church Walk,
Clitheroe,
Lancashire, BB7 1RA

Our Ref: CC/

30 June 2026

SUBMITTED VIA THE PLANNING PORTAL

Dear Sir/Madam.

**TOWN & COUNTRY PLANNING GENERAL PERMITTED DEVELOPMENT ORDER 2015 SCHEDULE 2, PART 6
– APPLICATION FOR PRIOR NOTIFICATION OF AGRICULTURAL OR FORESTRY DEVELOPMENT
APPLICANT: J YEOMAN C/O INGHAM & YORKE, BROOKSIDE BARN, DOWNHAM, CLITHEROE,
LANCASHIRE BB7 4BP**

We have been instructed to submit this Prior Approval application for an agricultural building at Ottie Green Farm, Mellor. Please find attached the following documents:

- Application Form
- Site Location Plan
- Elevations

This Prior Approval application has been prepared and submitted on behalf of Mr J Yeoman (hereinafter referred to as the Applicant). The Applicant's farming activities extend to circa **165.52 hectares (409 acres)** the majority of the holding forms pasture.

The proposed agricultural building is a feed, silage and straw barn, a limited area will be used to store some specialised agricultural machinery, while the subsisting building is being used for machinery storage and workshop to service, maintain and fix machinery. The existing traditional buildings at the holding are not suitable to be accessed by modern agricultural equipment. A purpose-built agricultural straw and silage building is required to store feed in the form of silage haylage and bedding (straw).

This building will keep the expensive feed and bedding out of the weather where it is susceptible to being damaged. The condition of the feed will also be better monitored inside.

The proposed agricultural building will be sited adjoining the existing farmyard at the Application Site (as shown on the Site Location Plan). The building will comprise a concrete floor, steel portal frame, concrete panels to 1.5m, timber clad to eaves and steel box profile roof, (as shown on the Elevations). The construction is typical of almost all modern agricultural buildings erected on farms. The steel doors provide security and keep the hay and straw dry and safe from extreme weather.

Huntroyde Office

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This Prior Approval will be assessed against the criteria set out within Class A, Schedule 2, Part 6 of the Town & Country Planning (General Permitted Development) (England) order 2015 as amended. We have set out the criteria below and how the agricultural building satisfies the criteria.

Criteria	Compliance
The carrying out on agricultural land in an agricultural unit of 5 hectares or more in area of:-	The proposed building is reasonably necessary for agricultural purposes at the Applicants holding. Although the Prior Approval process does not require a justification one is set out above. Whilst the Applicant has a modern agricultural building its use is already fully allocated, due to the applicant owning a vast amount of agricultural equipment (used to manage the holding) which needs to be store inside in order to prevent it from being stolen or damaged in the extreme weather which is now common of our climate.
(a) Works for the erection, extension or alteration of a building;	Furthermore, a greater area of space in the building has to be used for servicing and maintenance of the machinery, thus some of the machinery will also be stored inside the proposed building.
(b) Any excavation or engineering operations, which are reasonably necessary for the purposes of agricultural within that unit.	
A.1 (a)	The holding which the proposed agricultural building is to be located on extends to 34.80 hectares (86 acres) and as such complies with this requirement.
A.1 (b)	No Class Q or S development has been carried out within the last 10 years.
A.1 (c)	No erection, extension or alteration of a dwelling is proposed.
A.1 (d)	The proposed building is designed similar to almost all modern agricultural buildings that can be found on agricultural holdings throughout the north of England. It uses materials building materials commonly used in the construction of modern agricultural buildings.
A.1 (e)	The footprint of the proposed agricultural building is 417.93m ² and is therefore within the 1,000m ² permitted under Class A, Schedule 2, Part 6 of the General Permitted Development Order.
A.1 (f)	The proposal is not within 3 kilometres of the perimeter of an aerodrome.
A.1 (g)	The height of the proposed building does not exceed 12m.
A.1 (h)	The proposed building is not within 25m of a metalled part of a truck road or classified road.
A.1 (i)	The proposed building will not house livestock, slurry or similar materials.
A.1 (j)	The proposed building is not connected with fish farming.
A.1 (k)	The proposed building is not for storing fuel for or waste from a biomass boiler or anaerobic digestion system.

The Prior Approval Local Planning Authority (LPA) can require prior approval within 28 days from the date on which the application is received. The LPA can require details of the siting design and external appearance. The proposed site is the most sensible location for the proposed building. The design of the agricultural building is

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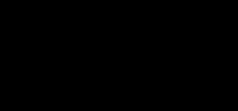
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typical of modern agricultural buildings and the construction materials are those commonly used in the construction of modern agricultural buildings. Therefore, the LPA should have no issues or concerns regarding the siting, design or external appearance of the proposed agricultural building.

The proposed agricultural building is reasonably necessary for the purpose of agriculture within the unit and satisfies all the criteria under Class A, Schedule 2, Part 6 of the General Permitted Development Order.

If the LPA have any queries, then please do not hesitate to contact us and we would be delighted to help.

Yours sincerely



Chris Cowey
for Ingham & Yorke
(Email: ccowey@inghamandyorke.co.uk)

Enc. Site Location Plan
 Elevations
 Application Form

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