

RIBBLE VALLEY BOROUGH COUNCIL

Development Department

Council Offices, Church Walk, Clitheroe, Lancashire, BB7 2RA

Telephone: 01200 425111 www.ribblevalley.gov.uk planning@ribblevalley.gov.uk



please ask for: Emily Pickup

telephone: 01200 425111

e-mail: planning@ribblevalley.gov.uk

my ref: 3/2026/0520

your ref:

date: 4 August 2026

Council Offices

Church Walk

CLITHEROE

Lancashire BB7 2RA

Switchboard: 01200 425111

www.ribblevalley.gov.uk

Dear Mr Ormerod

TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) ORDER 2015 SCHEDULE 2 PART 6

Proposal: Prior notification for erection of a covered midden 73.5m long, 15.75m wide, 10m high to ridge and 7m high to eaves.

Location: Pasture House Farm Bank Newton Road Gisburn BD23 3UJ

I refer to your notification made under Schedule 2, Part 6 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended 2018) to determine whether full details are required for the above proposal.

On the basis of the information you have provided, I wish to inform you that the Council have resolved that Prior Approval of details is NOT REQUIRED prior to the commencement of any development.

Please note this is on the basis that only one of the two buildings the subject of this application and application 3/2024/0702 is constructed. If both buildings were to be constructed then as their cumulative floorspace would exceed 1,500sqm, whichever building is constructed later would require planning permission.

Please note that in order to comply with the legislation, the development must be carried out in accordance with the following conditions:

1. Unless otherwise agreed in writing, the development MUST be carried out in accordance with the details submitted to the Local Planning Authority, in particular the Application Form and drawing(s) labelled:

Location Plan
2. The development must be carried out within a period of 5 years from the date on which the Council received your Application for Determination which was 10th July 2026.
3. The developer is to notify the Local Planning Authority, in writing within 7 days of the date on which the development was substantially completed.
4. Where the use of the building for the purposes of agriculture within the unit permanently ceases within 10 years of the date on which the development was substantially completed; and planning permission has not been granted on an application, or has not been deemed to be granted under Part 3 of the Act, for development for purposes other than agriculture, within 3 years from the date on which the use of the building for the purposes of agriculture within the unit permanently ceased,

then, unless the local planning authority have otherwise agreed in writing, the building must be removed from the land and the land must, so far as is practicable, be restored to its condition before the development took place, or to such condition as may have been agreed in writing between the local planning authority and the developer.

Your proposal may also require consent under the Building Regulations 1985, and I would advise you to contact the Borough's Building Control section, unless you have already done so.

Please contact Emily Pickup if you require any further information.

Yours faithfully

Nicola Hopkins

**NICOLA HOPKINS
DIRECTOR OF ECONOMIC DEVELOPMENT AND PLANNING**

Right of Appeal

If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

If you want to appeal against your local planning authority's decision, then you must do so within 6 months of the date of this notice unless the following apply:

- If this is a decision to refuse planning permission for a householder application or a minor commercial application, if you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.
- If this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice [reference], if you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of this notice.
- If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within: 28 days of the date of service of the enforcement notice, or within 6 months [12 weeks in the case of a householder appeal] of the date of this notice, whichever period expires earlier.

Appeals should be made online via <https://appeal-planning-decision.service.gov.uk/before-you-start>. If someone does not have access to the internet and needs help completing the appeal digitally, they should contact the Planning Inspectorate customer service team on 0303 444 5000 who will provide details of support options available.

Before making an appeal, you may find it helpful to review guidance and watch a video explaining the appeals process at <https://www.gov.uk/government/collections/make-an-appeal-to-the-planning-inspectorate-and-associated-guidance>.

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not

have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

Applicant:

Mr Joseph Ormerod
PA and PJ Ormerod
Pasture House Farm
Bank Newton Road
Gisburn
Clitheroe
BD23 3UJ