



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

Fells Farm

Address Line 1

Wigglesworth Road

Address Line 2

Address Line 3

Lancashire

Town/city

Slaidburn

Postcode

BD23 4SY

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

Easting (x)

375653

Northing (y)

453577

Description

Applicant Details

Name/Company

Title

Mr

First name

Tom

Surname

Pope

Company Name

Address

Address line 1

Stephen Moorlodge

Address line 2

Address line 3

Town/City

Tosside

County

Country

GB

Postcode

BD23 4SY

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 \*\*\*\*\*

## 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

Agricultural building

### Please state the dimensions of the building

Length

18.5metres

Height to eaves

3.65metres

Breadth

9.15metres

Height to ridge

4.9metres

### Please describe the walls and the roof materials and colours

#### Walls

Materials

Timber cladding  
Natural stone plinth

External colour

Natural

#### Roof

Materials

Metal roof

External colour

Grey

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)

10.9

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

186

Months

0

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

- ☒ Yes  
☐ No

If yes, please explain why

We own and actively manage approximately 10.9 hectares of agricultural land at Fells Farm. The holding is used for seasonal grazing and meadow production in conjunction with a local farmer, alongside the restoration and management of its species-rich hay meadow through the Forest of Bowland's Bowland Hay Time programme.

The proposed building is reasonably necessary to provide secure, weatherproof storage for the machinery, equipment and materials required to manage the holding, including machinery used for mowing, rush control and groundworks; trailers and ATVs; temporary electric fencing; livestock water equipment; meadow-management materials; and tools used to maintain field access, gateways, boundaries and dry-stone walls. Secure storage is particularly important because a public right of way passes directly through the property.

When the previous owner sold Fells Farm and the adjoining land to the applicants, they retained the recently approved agricultural building with the land they kept (Application 3/2021/0413). The traditional barn at Fells Farm is now being converted to residential use, leaving the agricultural holding without any secure or weatherproof storage. The proposal therefore re-establishes a proportionate general-purpose agricultural building serving the ongoing management of Fells Farm.

Is the proposed development designed for the purposes of agriculture?

- ☒ Yes  
☐ No

If yes, please explain why

The proposed building is a purpose-designed portal-framed agricultural building, manufactured by a specialist agricultural building supplier. Its clear-span internal layout and large access doors are designed to accommodate agricultural machinery, trailers, implements and land-management equipment.

The timber cladding and stone plinth are external finishes chosen to reflect the rural character of Fells Farm and the surrounding landscape; they do not alter the building's agricultural form or function.

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?

|     |        |
|-----|--------|
| 4.9 | 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

Tom Pope

Date

16/08/2026