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| RIBBLE VALLEY BOROUGH COUNCIL | | | |  |  |
| Department of Development | |  |  |  |  |
| Council Offices, Church Walk, Clitheroe, Lancashire, BB7 2RA | | | |  |  |
| Telephone: 01200 425111 www.ribblevalley.gov.uk planning@ribblevalley.gov.uk | | | | |  |
| Town and Country Planning Act 1990 | | |  | |  |
| PLANNING PERMISSION | | | | | |
| **APPLICATION NO:** | 3/2022/0228 | |  |  |  |
| **DECISION DATE:** | 30 June 2022 | |  |  |  |
| **DATE RECEIVED:** | 11/03/2022 | |  |  |  |
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| **APPLICANT:** |  |  | **AGENT:** |  |  |
| K and A Slinger and Son  Dickinsons Farm  Pendleton  Lancashire  BB7 1PT | |  | Mrs Fiona Patterson  Gary Hoerty Associates  Suite 9  Grindleton Business Centre  The Spinney  Grindleton  BB7 4DH | | |
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| **DEVELOPMENT PROPOSED:** | | Extension to an agricultural cubicle housing building and associated concreting and formation of slurry pit. |
| **AT:** | Dickinsons Farm Main Street Pendleton BB7 1PT | |
| Ribble Valley Borough Council hereby give notice that **permission has been granted** for the carrying out of the above development in accordance with the application plans and documents submitted subject to the following condition(s): | | |
|  | The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.  Reason: Required to be imposed by Section 51 of the Planning and Compulsory Purchase Act 2004. | |
|  | Unless explicitly required by condition within this consent, the development hereby permitted shall be carried out in complete accordance with the proposals as detailed on drawings:  Sli/1031/3086/001  Sli/1031/3086/002  Sli/1031/3086/003  Reason: For the avoidance of doubt and to clarify which plans are relevant to the consent. | |
|  | Prior to the commencement of any above ground works details of all the external materials including finishes to be used shall have been submitted to and approved by the Local Planning Authority before their use in the proposed development. The development shall be built to conform with the details which shall have been so approved.  Reason: In order that the Local Planning Authority may ensure that the materials to be used are appropriate to the locality. P.T.O. | |

**Note(s)**

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|  | |  |  | | --- | --- | | 1 | For rights of appeal in respect of any condition(s)/or reason(s) attached to the permission see the attached notes. | | 2 | The applicant is advised that should there be any deviation from the approved plan the Local Planning Authority must be informed. It is therefore vital that any future Building Regulation application must comply with the approved planning application. | | 3 | The Local Planning Authority has endeavoured to work proactively and positively to resolve issues and considered the imposition of appropriate conditions and amendments to the application to deliver a sustainable form of development. | | 4 | The proposed development must fully comply with the terms of The Water Resources (Control of Pollution) (Silage, Slurry and Agricultural Fuel Oil) (England) (SSAFO) Regulations 2010 and as amended 2013. Environmental good practice advice is available in The Code of Good Agricultural Practice (COGAP) for the protection of water, soil and air (produced by DEFRA). The applicant is advised to review the existing on-farm slurry and manure storage and ensure compliance with the SSAFO Regulations. Any agricultural development that will result in an increase in cattle numbers or water usage may adversely impact the storage of waste waters, slurry and other polluting matter.    The applicant is advised to review the existing on-farm slurry and manure storage and ensure compliance with the SSAFO Regulations. You must inform the Environment Agency of a new, reconstructed or enlarged slurry store, silage clamp or fuel store at least 14 days before starting any construction work. The notification must include the type of structure, the proposed design and construction. Further guidance, including how to calculate capacity, is available at;  https://www.gov.uk/guidance/storing-silage-slurry-and-agricultural-fuel-oil  and CIRIA have detailed guides on site selection, design and construction  https://www.ciria.org/ItemDetail?iProductCode=C759F&Category=FREEPUBS&WebsiteKey=3f18c87a-d62b-4eca-8ef4-9b09309c1c91    The lagoon should be sited sufficiently far away from any watercourses and land drains.  If you would like to discuss the proposed development in relation to compliance with the SSAFO regulation, please contact us.  The applicant should also be aware that the new slurry pit will need to be inspected and signed off by a member of the Environment Agency Agriculture team before being brought into use.  Further guidance is available:  [Storing silage, slurry and agricultural fuel oil – GOV.UK (www.gov.uk)](https://www.gov.uk/guidance/storing-silage-slurry-and-agricultural-fuel-oil)  [Protecting our water, soil and air: A code of Good Agricultural Practice for farmers, growers and land managers (publishing.service.gov.uk)](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/268691/pb13558-cogap-131223.pdf)  P.T.O. | | 5 | There are United Utilities assets in the vicinity which cannot be built over or close to including a water mains and public sewer. It is the applicant's responsibility to demonstrate the exact relationship between the assets and the proposed development prior to any works commencing on site and contact UU Developers Services Team prior to any works including trial holes, groundworks or demolition. | |
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| John Macholc  **pp NICOLA HOPKINS**  **DIRECTOR OF ECONOMIC DEVELOPMENT AND PLANNING** |

**Notes**

**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.

· If this is a decision to refuse planning permission, or approve with conditions, a householder 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 to refuse planning permission, or approve with conditions, 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.

Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>. If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000. 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. 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. In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in section 114 of the Town and Country Planning Act 1990.

**P.T.O.**

**Purchase Notices**

If permission to develop land is refused or granted subject to conditions, whether by the local planning authority or by the Secretary of State for the Environment and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, they may serve on the Council of the county borough or county district in which the land is situated a purchase notice requiring that Council to purchase their interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.