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| RIBBLE VALLEY BOROUGH COUNCIL | | |
| Development Department |  |  |
| Council Offices, Church Walk, Clitheroe, Lancashire, BB7 2RA | | |

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please ask for:

direct line:

planning fax:

my ref:

your ref:

date:

Ben Taylor

01200 414500

3/2024/0367

11 June 2024

Dear Sir,

TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) ORDER 2015 PART 6 PRIOR NOTIFICATION OF AGRICULTURAL AND FORESTRY BUILDINGS AND ROADS

Proposal: Prior notification for agricultural building for livestock, machinery and feed 22.8m long, 16.76m wide, 6.78m high to ridge and 3.2m high to eaves.

Location: Land off Back Lane, Chipping, PR3 2QA.

I refer to your notification made under Schedule 2, Part 6, Class A of the Town and Country Planning (General Permitted Development) Order 2015 and (Amendment) Order 2018 and received 14th May 2024 in which you request the Council’s determination as to whether prior approval is required for the above proposal.

It is the Council’s position that the development proposed does not constitute permitted development under Schedule 2, Part 6, Class A of the Town and Country Planning (General Permitted Development) Order 2015 and (Amendment) Order 2018 for the following reason(s):

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| 1 | The applicant has failed to demonstrate that the proposed development would be reasonably necessary for the purposes of Agriculture. Accordingly, the proposed development fails to satisfy the requirements of Schedule 2, Part 6, Class A of the Town and Country Planning (General Permitted Development) Order 2015 and (Amendment) Order 2018. |
| 2 | The proposed development would be used for accommodating livestock and sited within 400 metres of numerous protected buildings, and would not meet any of the relevant exceptions which allow for such development. As such, the proposal fails to meet the requirements of Paragraphs A.1 (i) and D.1 (3) (a) & (b) (i) (ii) of Schedule 2, Part 6, Class A of the Town and Country Planning (General Permitted Development) Order 2015 and (Amendment) Order 2018.  Furthermore, the proposed development, by virtue of its open and isolated siting, scale, bulk, massing, visual prominence and location within a designated National Landscape and influencing distance of numerous trees is considered to be unacceptable in terms of its siting, design and external appearance. As such, the proposal fails to meet the requirements of Paragraphs 135 (c), 168 and 182 of the National Planning Policy Framework and prior approval is refused on matters of siting and design. |

Accordingly, the Council have resolved that your application is REFUSED.

For further information on the Council’s assessment of the proposal please refer to the Officer’s Delegated Report.

Please contact Ben Taylor if you require any further information.

Yours faithfully,

Nicola Hopkins

**NICOLA HOPKINS**

**DIRECTOR OF ECONOMIC DEVELOPMENT AND PLANNING**

APPLICANT

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AGENT

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