

Appeal 6006487

## Appeal details

Appeal type	Planning
Appeal procedure	Written
Appeal site	Wood Top Farm, Chipping Road, Chaigley, PR3 2TS
Agent contact details	Daniel Hughes daniel.hughes@pwaplanning.co.uk 01772369669
Application number	3/2025/0569

## Before you start

Which local planning authority (LPA) do you want to appeal against?	Ribble Valley
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Have you received an enforcement notice?	No
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What type of application is your appeal about?	Full planning
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What date did you submit your application?	5 Sep 2025
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Was your application granted or refused?	Refused
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What is the date on the decision letter from the local planning authority?	31 Oct 2025
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## Appellant's appeal

Was the application made in the appellant's name	No
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Applicant's name	Mr and Mrs Moon
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Contact details	Daniel Hughes PWA Planning
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Phone number	01772369669
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<b>Site address</b>	Wood Top Farm Chipping Road Chaigley PR3 2TS
<b>What is the area of the appeal site?</b>	488 m <sup>2</sup>
<b>Is the site in a green belt</b>	No
<b>Site fully owned</b>	No
<b>Site partly owned</b>	No
<b>All owners known</b>	Yes
<b>Other owners known</b>	Yes
<b>Other owners informed</b>	Yes
<b>Will an inspector need to access the land or property?</b>	No
<b>Agricultural holding</b>	No
<b>Site health and safety issues</b>	Yes Working farm.
<b>Application reference</b>	3/2025/0569
<b>Was your application for a major or minor development?</b>	Minor
<b>Was your application about any of the following?</b>	Minor dwellings
<b>Enter the description of development</b>	Proposed demolition of redundant barn and erection of farm worker's (self-build) dwelling to include new vehicular track
<b>Did the local planning authority change the description of development?</b>	No
<b>Preferred procedure</b>	written
<b>Are there other appeals linked to your development?</b>	No
<b>Did the appellant apply for an award of appeal costs?</b>	No

## Appellant's documents

<b>Application form</b>	<a href="/published-document/3dc80f29-c25c-479b-abef-5c85eb923e5d">Application Form.pdf (/published-document/3dc80f29-c25c-479b-abef-5c85eb923e5d)</a>
<b>Plans, drawings and supporting documents</b>	<a href="/published-document/ca1d08b2-53ad-47c0-854e-2f7cbfe94ea7">Structural Condition Survey.pdf (/published-document/ca1d08b2-53ad-47c0-854e-2f7cbfe94ea7)</a> <a href="/published-document/91e661f0-eeaf-455c-8973-3975b73de060">2299-P02A.pdf (/published-document/91e661f0-eeaf-455c-8973-3975b73de060)</a> <a href="/published-document/0fb31803-5585-4b4f-8d07-45e7ca61a871">Planning Statement Appendix A.pdf (/published-document/0fb31803-5585-4b4f-8d07-45e7ca61a871)</a> <a href="/published-document/a96e068a-0a20-4df0-80e0-47b9c947e8f3">2299-P03 proposed site plan.pdf (/published-document/a96e068a-0a20-4df0-80e0-47b9c947e8f3)</a> <a href="/published-document/24de6964-f3d3-47a0-85d0-47f43bb79252">2299-P04 existing outbuilding.pdf (/published-document/24de6964-f3d3-47a0-85d0-47f43bb79252)</a> <a href="/published-document/d1135968-8fbe-4a1e-8039-4debf69a6ed0">Extent of Holdings.pdf (/published-document/d1135968-8fbe-4a1e-8039-4debf69a6ed0)</a> <a href="/published-document/b163b317-8690-4a83-8e40-52527bbae7d5">2299-P01 proposed floor plans and elevations.pdf (/published-document/b163b317-8690-4a83-8e40-52527bbae7d5)</a> <a href="/published-document/2cee1bf6-918f-4b12-9db7-52cf7185d18f">2299-P03A.pdf (/published-document/2cee1bf6-918f-4b12-9db7-52cf7185d18f)</a> <a href="/published-document/a51fcbb4-58cd-45b1-ac83-5efdef001864">Location Plan with road name.pdf (/published-document/a51fcbb4-58cd-45b1-ac83-5efdef001864)</a> <a href="/published-document/bb18d942-fe6d-4f00-b227-6c5d8b344626">Agricultural Appraisal.pdf (/published-document/bb18d942-fe6d-4f00-b227-6c5d8b344626)</a> <a href="/published-document/0dc2b5be-1c55-4c9d-baaf-6d6363f2f094">2299-P06A.pdf (/published-document/0dc2b5be-1c55-4c9d-baaf-6d6363f2f094)</a> <a href="/published-document/1ad069a4-97fe-4200-b71e-84a068269727">Location Plan.pdf (/published-document/1ad069a4-97fe-4200-b71e-84a068269727)</a> <a href="/published-document/80d43ad9-cf02-4f75-816c-9995975ce03f">2299-P02 existing site plan.pdf (/published-document/80d43ad9-cf02-4f75-816c-9995975ce03f)</a> <a href="/published-document/17103252-a094-4c0b-ab66-a7bfe940c187">Highway Report.pdf (/published-document/17103252-a094-4c0b-ab66-a7bfe940c187)</a> <a href="/published-document/d17fd5e5-d3b2-4552-98a2-b9df5217b63a">Planning Statement Appendix B.pdf (/published-document/d17fd5e5-d3b2-4552-98a2-b9df5217b63a)</a> <a href="/published-document/80fe73cd-7f5e-4d31-9162-c5a32c4e885e">Bat Survey.pdf (/published-document/80fe73cd-7f5e-4d31-9162-c5a32c4e885e)</a> <a href="/published-document/e44ae0b6-8b2d-4a62-8b93-de789c204026">25 0569 Ack Letter.pdf (/published-document/e44ae0b6-8b2d-4a62-8b93-de789c204026)</a> <a href="/published-document/1e0fec5-1cdb-4996-9b4e-df0017584f94">PWA Wood Top Farm PS Final.pdf (/published-document/1e0fec5-1cdb-4996-9b4e-df0017584f94)</a> <a href="/published-document/19b4e625-6a58-43ab-97d9-e6cb674c74e0">2299-P05.pdf (/published-document/19b4e625-6a58-43ab-97d9-e6cb674c74e0)</a> <a href="/published-document/2a78436c-dd78-41b7-a26d-eb8494ba9f63">23 0620 Location Plan.pdf (/published-document/2a78436c-dd78-41b7-a26d-eb8494ba9f63)</a>
<b>Separate ownership certificate in application</b>	No
<b>Design and access statement in application</b>	No
<b>Decision letter</b>	<a href="/published-document/cdf1a270-cac7-4748-87fc-132cfe9c3477">25 0569 Decision Notice.pdf (/published-document/cdf1a270-cac7-4748-87fc-132cfe9c3477)</a>
<b>Appeal statement</b>	<a href="/published-document/58b9098b-3738-4433-8748-4a94346eba0d">Apendix C.pdf (/published-document/58b9098b-3738-4433-8748-4a94346eba0d)</a> <a href="/published-document/42fee61-3ba4-4d1c-a269-61f092b2c685">Landscape Appraisal.pdf (/published-document/42fee61-3ba4-4d1c-a269-61f092b2c685)</a>

[PWA Wood Top Farm Statement of Case.pdf \(/published-document/8d33db62-bfce-4bb3-b4d0-8b7b99d7ebdc\)](#)  
[Appendix A.pdf \(/published-document/96a49c19-0295-4f24-9c80-927f70c9bcc7\)](#)  
[Appendix B.pdf \(/published-document/440fbd23-c958-49aa-a2ac-a37bc8b82e2c\)](#)

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**New plans or drawings**

[2299-P03C.pdf \(/published-document/68f1c40e-4171-4c38-b06e-20b10ff23a15\)](#)  
[2299-P01A.pdf \(/published-document/c7dcd388-c9c9-40dc-bd77-7d1d692584b7\)](#)  
[2299-P05A.pdf \(/published-document/faae4862-8caa-4212-aa49-c5dbb3d5ee22\)](#)  
[2299-P06A.pdf \(/published-document/1e31125a-98ef-4b64-aedf-d4faaf4ce4f7\)](#)

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**Planning obligation**

No

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**New supporting documents**

[Landscape Appraisal.pdf \(/published-document/60a7cd3a-b674-4785-9a27-0060ee32c26d\)](#)

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## Additional documents

**Additional documents**

[Agent Email 23 3 26 submitting MD imported re 6006487.msg \(/published-document/cde33996-aaa0-4d1d-bdde-018ab939bacf\)](#)

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