Appeal 6014293

# Appeal details

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| **Appeal type** | Enforcement notice |
| **Appeal procedure** | Written |
| **Appeal site** | Land off Slaidburn Road, Waddington, Clitheroe, BB7 3JJ |
| **Agent contact details** | [redacted] |
| **Enforcement notice reference** | 22545 |
| **Linked appeals** | 6014294 (/manage-appeals/6014294) |

## Before you start

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| **Which local planning authority (LPA) do you want to appeal against?** | Ribble Valley |
| **What is your appeal about?** | Enforcement notice |
| **What is the issue date on your enforcement notice?** | 29 Jul 2026 |
| **What is the effective date on your enforcement notice?** | 1 Sep 2026 |
| **What is the reference number on the enforcement notice?** | 22545 |

## Appellant's appeal

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| **Was the appeal made in the appellant's name** | No |
| **Appellant's name** | Gary Pemberton |
| **Contact details** | Gary Pemberton |
| **Phone number** | [redacted] |
| **Site address** | Land off Slaidburn Road<br>Waddington |

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| | Clitheroe<br>BB7 3JJ |
| **Is the site address your contact address?** | No |
| **Contact address** | 47 Manor Rd<br>Droylsden<br>M436GB |
| **What is the appellant's interest in the land?** | Owner |
| **Will an inspector need to access the land or property?** | No |
| **Site health and safety issues** | Yes<br>We have feral farm horse that are extremely territorial and if you enter the land and the horses are in the vicinity they will run for you and a good chance they will bite or kick you |
| **Enter the description of the alleged breach** | Without planning permission :<br>a) Operational Development comprising the siting of a storage container, 2 no. static caravans/mobile homes and a timber structure on the land shown edged blue on attached "Map Two",<br>b) the material change of use of the land from use as agricultural to the siting of buildings/structures for a mixed agriculture and equestrian use. |
| **Grounds of appeal** | Ground (c)<br>Ground (f)<br>Ground (g) |
| **Facts for ground (c)** | We appeal the enforcement notice concerning structures on our 28-acre agricultural holding. They are used solely for agriculture, animal welfare and storage, with no residential, leisure or unrelated commercial use.<br>One mobile unit provides essential shelter and welfare facilities for our Golden Guernsey goats, supporting our duties under section 9 of the Animal Welfare Act 2006. The container shelters horses used for grazing, vegetation control and land management, not leisure or equestrian business. The second mobile unit stores feed, haylage, straw and bedding safely.<br>As the holding exceeds five hectares, we submit that these structures are reasonably necessary for agriculture and benefit from planning permission granted under Schedule 2, Part 6, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015, subject to its conditions. We request that the notice be quashed or, alternatively, varied to permit proportionate regularisation. |
| **Ground (c) supporting documents** | No |
| **Facts for ground (f)** | We have submitted two unsuccessful applications for an agricultural barn, the latest of which we have also submitted an appeal for PAR 3/2026/0403 despite needing suitable facilities to support our |

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| | farming business, Golden Guernsey goats, planned fruit trees and haylage production. The temporary units exist because the holding has no approved barn for essential animal welfare and agricultural storage. Granting permission for one appropriately sized agricultural barn would provide a practical, long-term solution, allowing the temporary structures to be removed and farming activities consolidated within a single, purpose-built building. We ask the Council to work constructively with us to agree its size, design, materials, landscaping and location. This would support a viable agricultural business while reducing visual and environmental impact. |
| **Ground (f) supporting documents** | 26 0403 Decision Notice (1).pdf (/published-document/2d3c69e6-3f32-4165-98d6-12ec4b422357) |
| **Facts for ground (g)** | Despite actively searching for suitable alternative premises for over six months, we have been unable to find an appropriate location. It is therefore highly unlikely that we can secure suitable land and relocate our business safely within four months.<br><br>There are also serious animal welfare concerns. Our female goats are pregnant, with a five month gestation period. Transporting them during pregnancy would cause significant stress and could endanger both the does and their unborn kids. The approaching winter further complicates finding land and shelter, dismantling and moving structures, and safely accommodating all animals. Our horses' temperaments also mean their relocation must be carefully planned to protect both them and the people handling them.<br><br>For these reasons, four months is neither a fair nor humane timeframe. We respectfully request a reasonable extension so the relocation can be completed safely, responsibly, and without compromising welfare. |
| **Ground (g) supporting documents** | No |
| **Preferred procedure** | written |
| **Are there other appeals linked to your development?** | Yes<br>6013834 |
| **Did the appellant apply for an award of appeal costs?** | No |

# Appellant's documents

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| **Enforcement notice** | Enforcement Notice.pdf (/published-document/a2e2816b-ba4d-4380-804f-877c81394669) |
| **Enforcement notice plan** | Enforcement Notice.pdf (/published-document/95a2b955-fa59-41ff-bd40-3f1d6547d23e) |

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| **New supporting documents** | 1000046745.jpg (/published-document/baa02f79-ccad-415f-851a-00be2a9222c1)<br>1000046744.jpg (/published-document/42647b05-6f6b-41ec-9b80-21f3f1cb0243)<br>1000046734.jpg (/published-document/fcecbfb9-c189-467e-8176-b3acac70a830)<br>1000046742.jpg (/published-document/e2838fa8-be85-449f-8897-c5aaed638004)<br>1000046743.jpg (/published-document/043a29f6-17e4-4e44-ad53-d36350669b8a)<br>1000046746.jpg (/published-document/e5c78b38-05fc-4e8c-825b-d779a718536f)<br>1000046731.jpg (/published-document/ed18eee0-8f78-448d-b6ac-e12fd1078755) |