



RIBBLE VALLEY
BOROUGH COUNCIL

Council Offices, Church Walk, Clitheroe, Lancashire, BB7 2RA Tel: 01200 425111 www.ribblevalley.gov.uk

For office use only

Application No 3/2008/0699

Date received

Fee paid £

Receipt No:

Application for Planning Permission. Town and Country Planning Act 1990

Publication of planning applications on council websites

Please note that with the exception of applicant contact details and Certificates of Ownership, the information provided on this application form and in supporting documents may be published on the council's website.

If you have provided any other information as part of your application which falls within the definition of personal data under the Data Protection Act which you do not wish to be published on the council's website, please contact the council's planning department.

Please complete using block capitals and black ink.

It is important that you read the accompanying guidance notes as incorrect completion will delay the processing of your application.

1. Applicant Name and Address

Title: MR First name: J
Last name: BOOTH
Company (optional): BM & J.B. BOOTH
Unit: House number: House suffix:
House name: RAYGILL MOSS FARM
Address 1: BOLTON BY BOWLAND
Address 2:
Address 3:
Town: CLITHEROE
County: LANCASHIRE
Country:
Postcode: BB7 4LS

2. Agent Name and Address

Title: MR First name: D
Last name: WRIELEY
Company (optional):
Unit: House number: House suffix:
House name: SALISBURY COTTAGE
Address 1: NEWTON IN BOWLAND
Address 2: CLITHEROE
Address 3:
Town:
County: LANCASHIRE
Country:
Postcode: BB7 3DZ

3. Description of the Proposal

Please describe the proposed development, including any change of use:

CONSTRUCTION OF ROOF TO COVER
EXISTING SILAGE CLAMP TO FORM
G.P. STORE AND LEAN TO TO COVER
FEEDING AREA, TOGETHER WITH SUBSTITUTE ACCESS
10 M WEST OF EXISTING. (IMPROVEMENT)

Has the building, work or change of use already started?

☐ Yes

☒ No

If Yes, please state the date when building,
work or use were started (DD/MM/YYYY):

(date must be pre-application submission)

Has the building, work or change of use been completed?

☐ Yes

☒ No

If Yes, please state the date when the building, work
or change of use was completed: (DD/MM/YYYY):

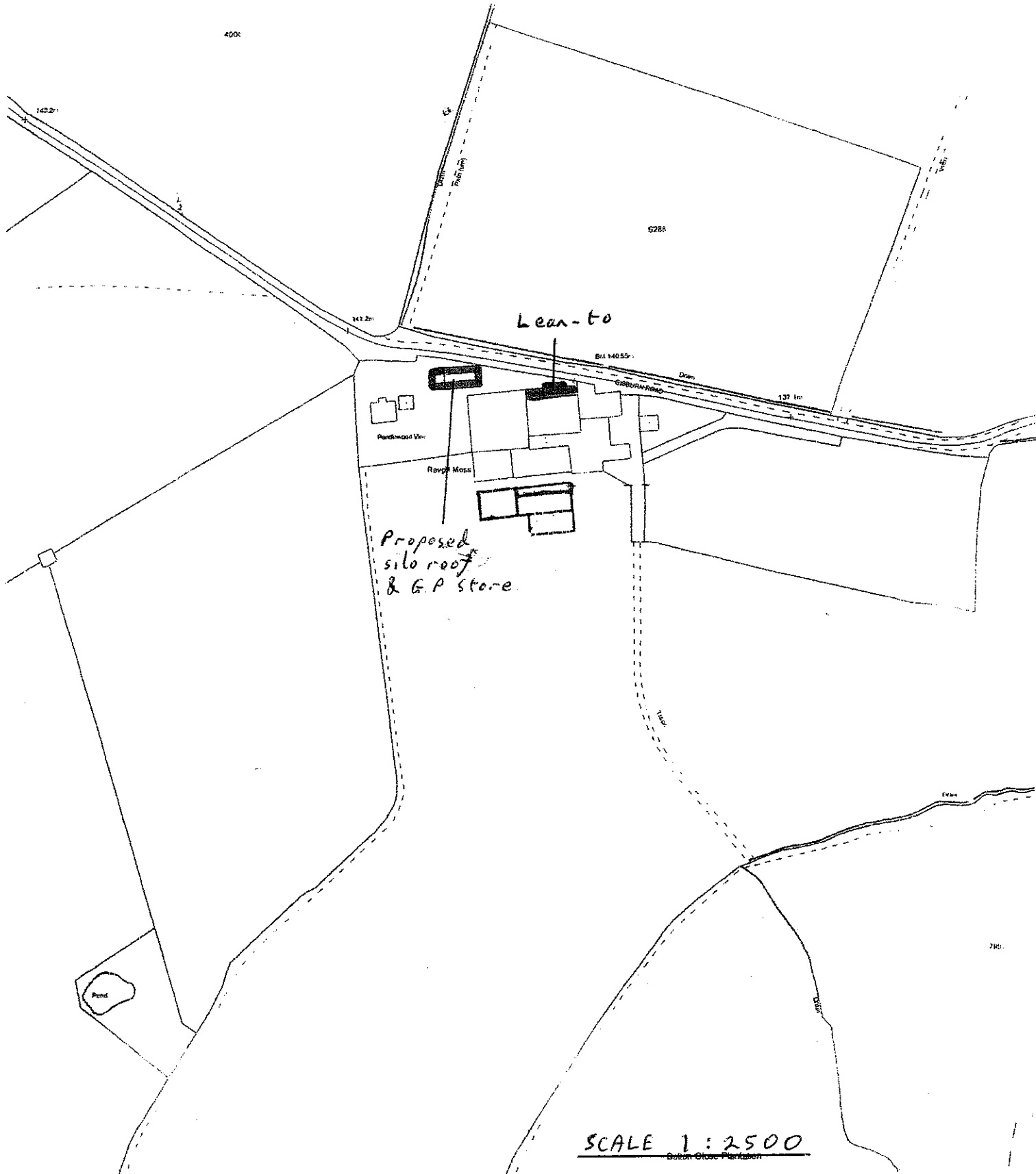
(date must be pre-application submission)

PLAN 3

J.B. Booth

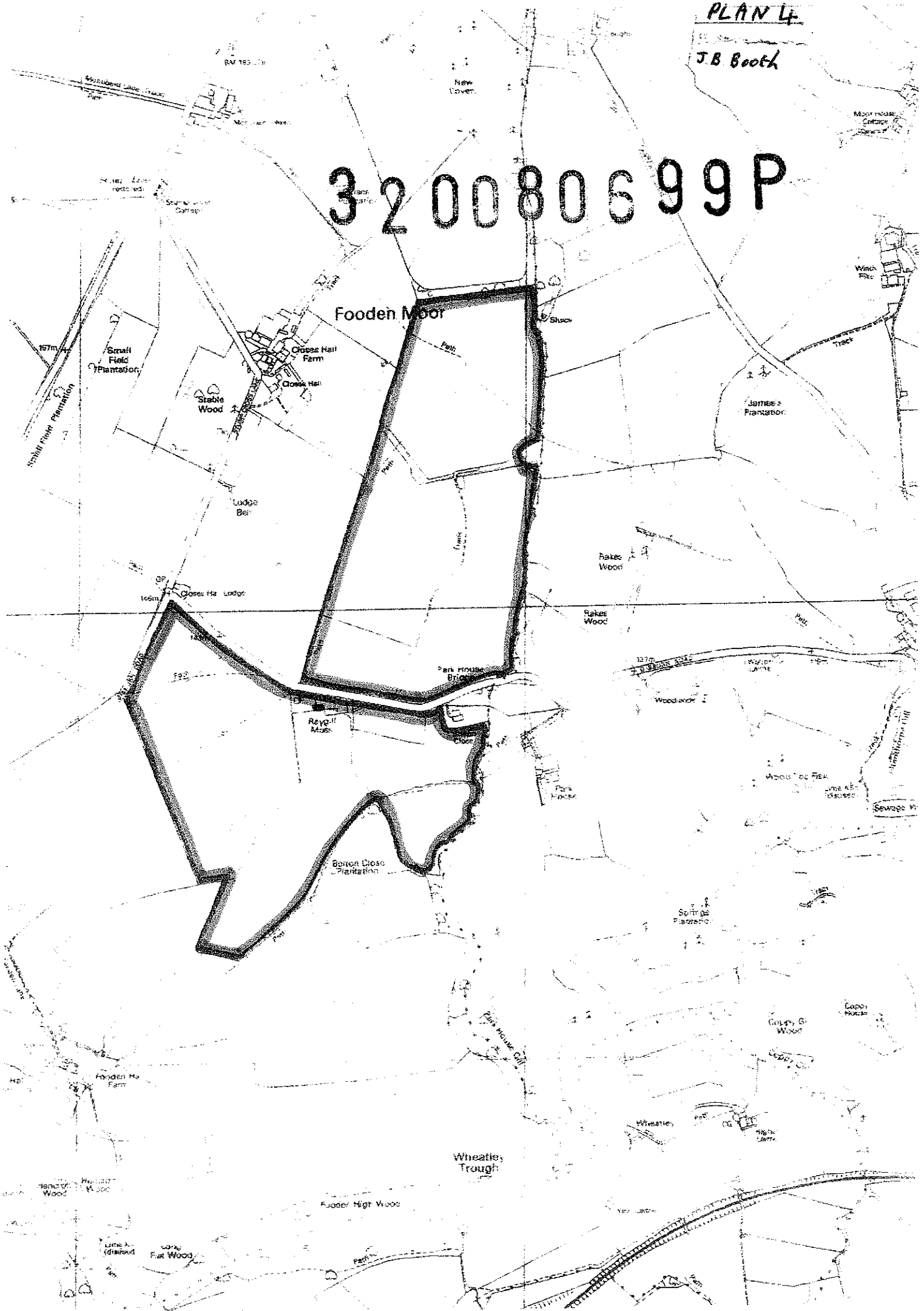


3 2 0 0 8 0 6 9 9 P

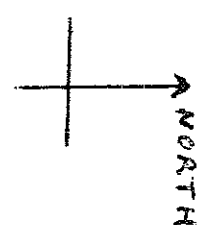


J. B. Booth

320080699P

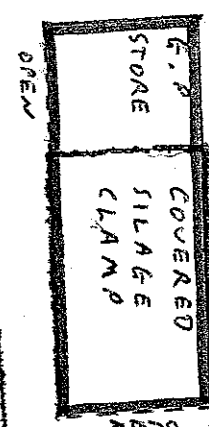


3/2008/064a
 J.B. BOOTH, RAYGILL MOSS FARM - PLAN OF SITE 3.2
 PROPOSED



320080699P

Randall Road Vine



COVERED GATES
 PART REMOVED
 10m EXTENDED

LEAN - TO

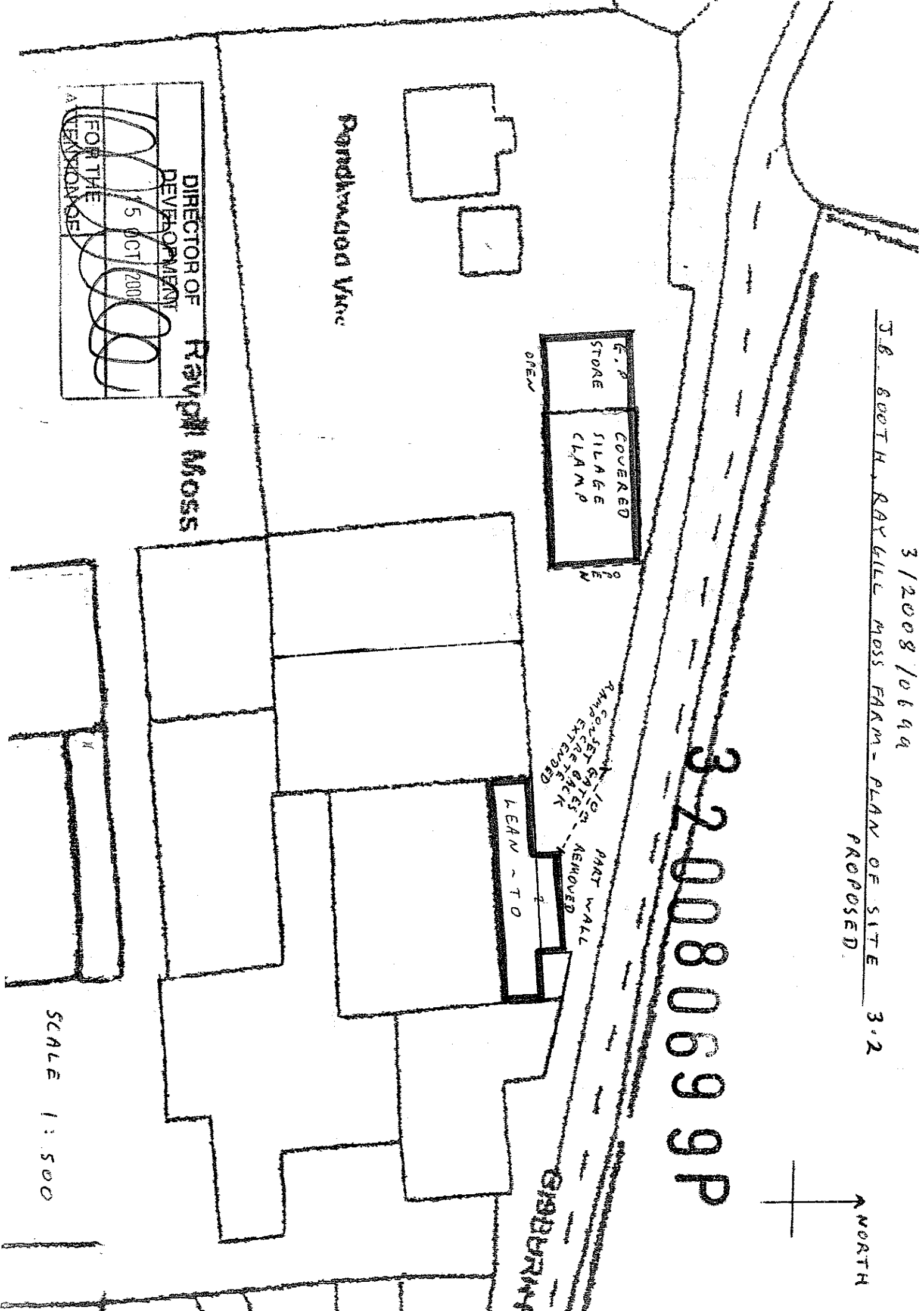
GIBBERN

DIRECTOR OF DEVELOPMENT
 RAYGILL MOSS

15 OCT 2008

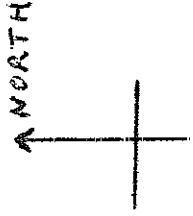
FOR THE
 A. TENKHOPE

SCALE 1:500



3/2008/0699

J.B. BOOTH, RAYGILL MOSS FARM - PLAN OF SITE 3.1
EXISTING



3 20080699P

EXISTING
SILAGE
CLAMP

EXISTING DOUBLE GATES

GIBBERN

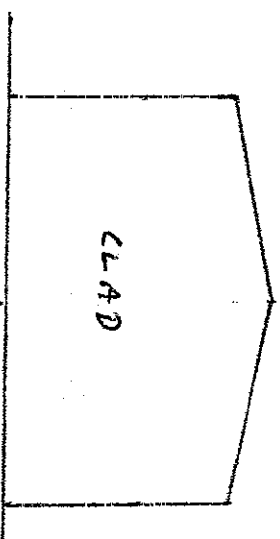
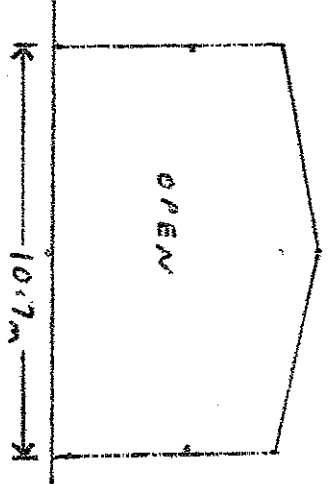
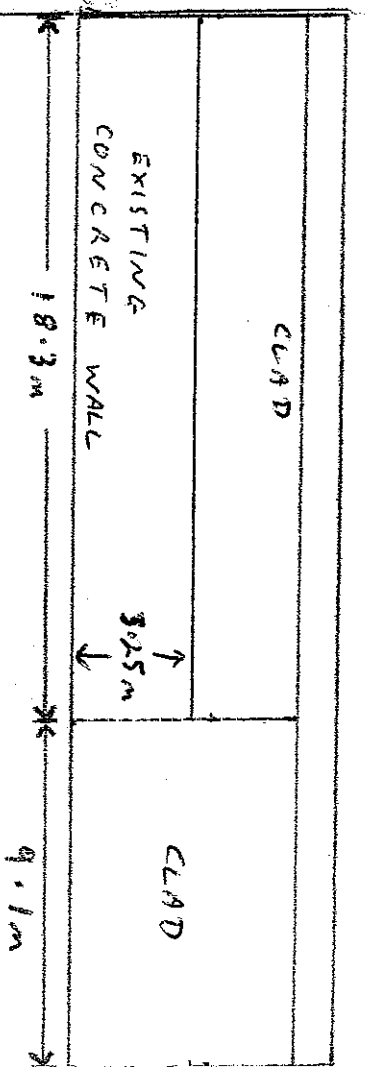
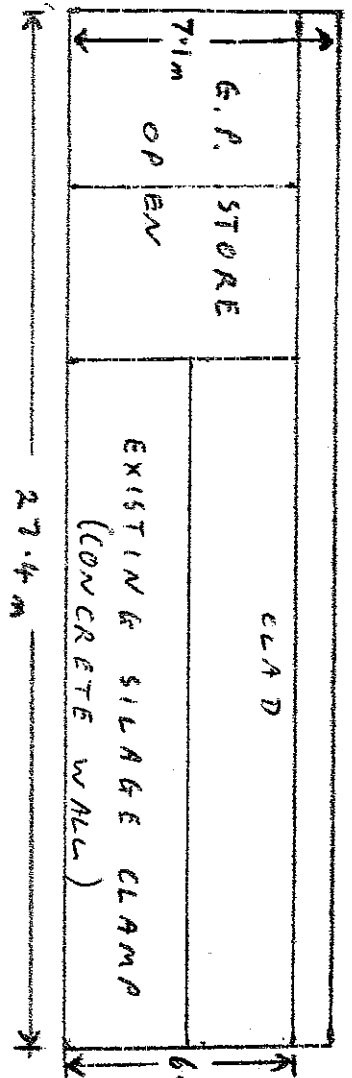
EXISTING
FEEDING
AREA

Parkwood Vic

Raygill Moss

DIRECTOR OF DEVELOPMENT	
15 OCT 2008	
FOR THE ATTENTION OF	

SCALE 1:500



320080699P

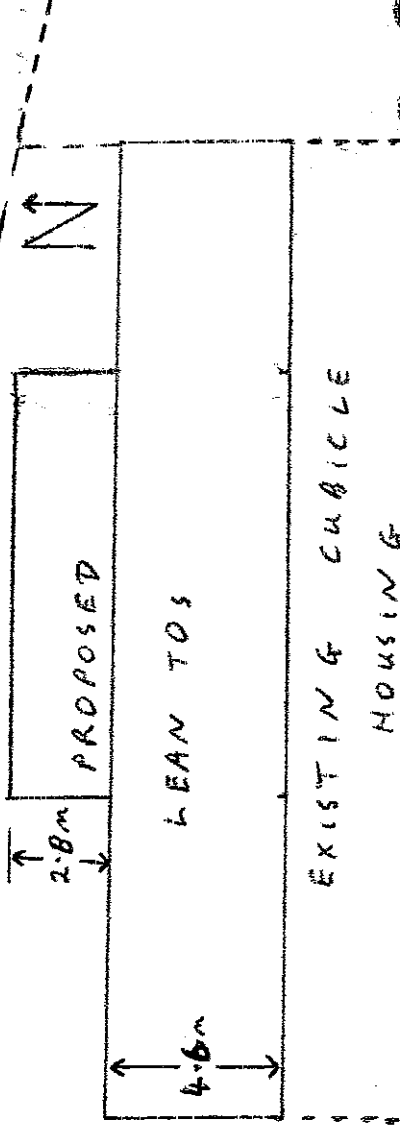
DIRECTOR OF DEVELOPMENT		EAST ELEVATION
15 OCT 2008		
FOR THE ATTENTION OF		

3/2008/0699 PROPOSED ELEVATIONS

NORTH

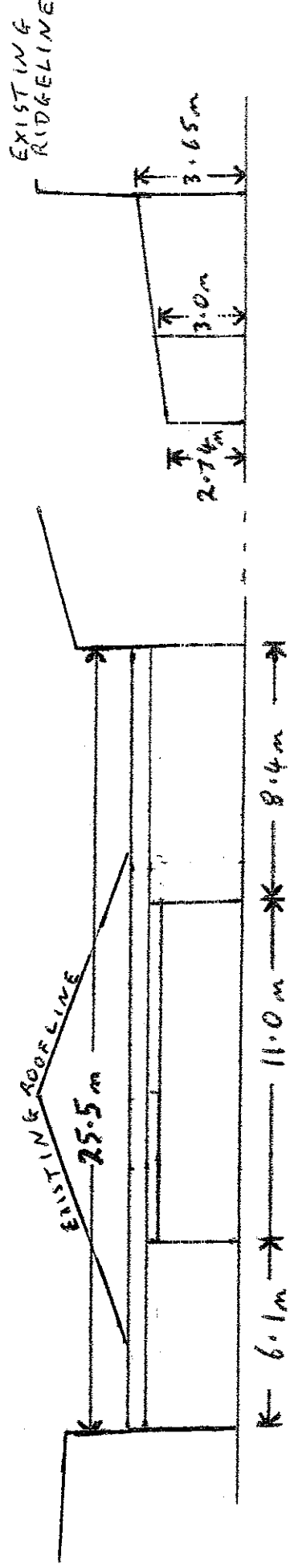
J.B. BOOTH, RAYGILL MOSS FARM - PLAN 2

PLAN VIEW ROAD



DIRECTOR OF DEVELOPMENT
15 OCT 2008
FOR THE ATTENTION OF

320080699P

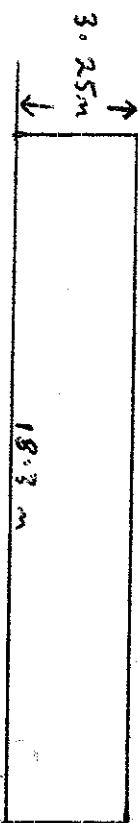


SCALE 1:1000

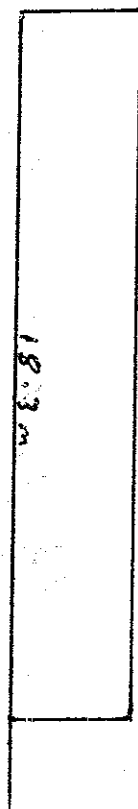
3/2008/0699

J.B. BOOTH, RAYGILL MOSS FARM - PLAN 1.5

EXISTING SILAGE CLAMP

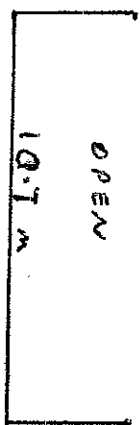


SOUTH ELEVATION



NORTH ELEVATION

320080699P



EAST ELEVATION



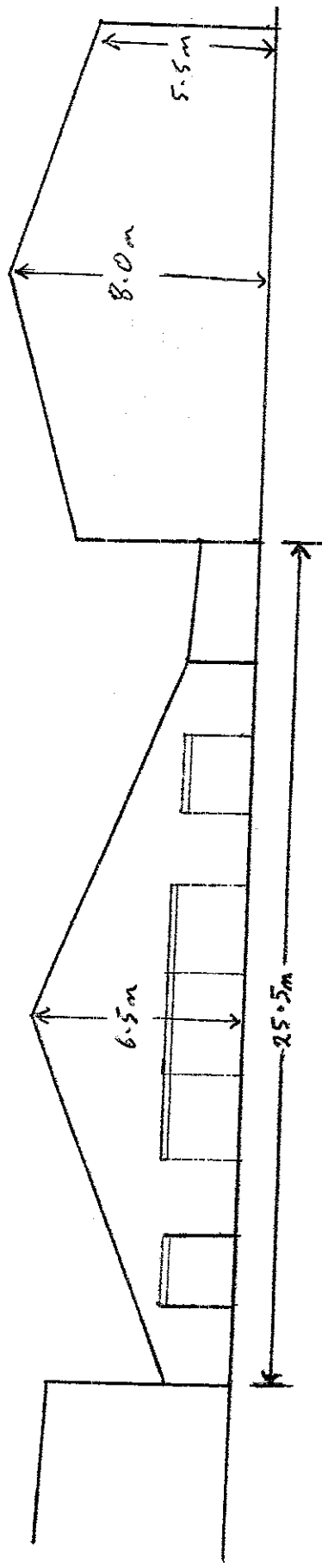
WEST ELEVATION

SCALE 1:200

3/2008/0699

J. B. BOOTH, RAYGILL MOSS FARM - PLAN 2.5 (EXISTING ELEVATIONS)

3 20080699P



EXISTING NORTH
ELEVATION OF
CUBICLE HOUSING

SCALE 1:200

Design and Access Statement

Applicants BM & JB Booth, For Raygill Moss Farm, Bolton by Bowland 3/2008/0699

3 2 0 0 8 0 6 9 9 P

To create a new general purpose store, roofing over an existing silo and provide a lean-to to cover a feeding area and to provide an improved substitute access 11 m West of the existing access.

Design

The new buildings are to be of the same construction and materials as the existing buildings on the site. These buildings will provide general purpose storage for feed, machinery and cover a feeding area. Chosen materials to be used are a steel frame and fibre cement roof sheeting (with clear plastic rooflights) and dark green painted steel cladding above the existing/proposed reinforced concrete panel walls.

Part of the proposal is for a relatively low lean-to on the north elevation of the existing cow housing which effectively covers the outside feeding area (reducing polluted yard water to be collected and stored). The lean-to is also unobtrusive as infill between existing buildings to each side. The lean-to will have concrete panel walls with painted green sheet cladding at eaves height partially overlapping the concrete wall. The outer wall of this building will replace in effect part of the roadside wall to be removed as part of the access improvement. Therefore there is no net impact given of this type of construction. The new general purpose store (comprising two bays) at the west end of the existing silage clamp will be clad full height to the west and north sides to protect agricultural inputs, feedstuffs and machinery. Eaves and ridge heights are already lower than reasonably practicable. The current height of the existing silage clamp walls is 3.25m, the proposed eaves height is 6.10m, the additional height is 2.85m (the clearance under this will be reduced by 0.35m being roof sheets and timber purlins and by a further 0.35m for the steel roof trusses leaving 2.15m clearance. Given that the tractor or handler to be utilised requires an absolute minimum of 3m clearance thus there is already a deficit in required height of 0.85m.

New requirements of health and safety law require a building under which tipping vehicles are operated to be of such height that any such vehicle must be able to be operated to it's maximum lift. The suggested height for this purpose would be a minimum internal clearance of 10m at eaves height. In this case there is now the significant inconvenience of tipping all trailers on the yard outside and feedstuffs then loaded into the building by handler.

With regard to the ridge height this is dictated by the angle of the roof at eaves level. The normal structural requirement for snow loading and rain penetration is 15 to 20 degrees. In this situation given the building is narrower than most an angle of 12 degrees has been proposed giving the lowest possible ridge height of 7.1m. This will incur an additional cost as the roof sheets require an extra overlap area or sealing at the joints.

The reduction in this deficit for full height use could lead to a request to increase the proposed eaves height of the building to be increased to a height in excess of 7m at eaves height for safety reasons. The law prohibits the use of tractors or handlers in silage clamps without a safety cab or roll bar. All contractors and farmers are required to abide by the health and safety law. Such an increase in height to the required level has not been sought so as to have regard for the policies of landscape, visual impact and the Area of Natural Beauty. Such a deficit in height will reduce the capacity of the clamp by nearly one third (28%) with significant financial implications to this proposal.

Transport & Access

Access to the site is from the public highway using the improved access 11m West of the existing. The entrance is onto a straight section of road with good sightlines. This application does not seek to alter the use of the entrance.

The improved access has been agreed on site with the LCC Highways Officer and his recommendations included in this proposal.

Access around the Building

Access to and around the buildings is to be from the existing farm yard area. The store and lean-to will service the existing farm buildings.

Appearance

The materials are going to be similar to the completed buildings in the existing farmstead. The existing concrete panel walls of the silage clamp have been in situ since its construction and obscured from the road by the hedge to which is to be retained. This hedge is also of such height to obscure and match in colour the proposed dark green cladding sheets. Any other type or colour of cladding would be in stark contrast to the existing hedgerow.

As already stated the new two bays at the west end are to be green sheet clad so the existing concrete panel end wall will be obscured. This is a visual improvement from the existing situation.

Appraising the Context

The completion of the general purpose store, covering the silage clamp and covering the feeding area will improve the management and feeding of dairy cows, dairy heifers, beef cattle and reduce the dirty water collected from areas currently open to the elements.

The use of the existing structure to be roofed over is to use an existing structural asset. In budgeted terms 60% of the current costs have already been made and therefore the roofing over of the silage clamp is both good agricultural practice and sound business sense.

Also enclosed by way of information is recent guidance for the Good Agricultural Practice, The Roofing of Silage Clamps issued to the applicant by John Stalker of the Environment Agency. This Farm holding is in a designated Nitrate Vulnerable Zone (EU required designation) and in the River Ribble Catchment Sensitive Farming Project which is to gain a higher level of importance by the end of this year. I have spoken with both John Stalker (EA) and Michael Graham (CSF Project Officer) regarding the roofing of the existing silage clamp on this holding.

The height to the required level has not been sought so as to have regard for the policies of landscape, visual impact and the Area of Natural Beauty. Such a deficit in height will reduce the capacity of the clamp by nearly one third (28%) with significant financial implications to this proposal. However the benefits for pollution control on a viable family dairy farm in the Ribble Valley must be taken most seriously.