



RIBBLE VALLEY  
BOROUGH COUNCIL

For office use only

Application No 320080749P

Date received

Fee paid £

Receipt No:

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

## 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:              |                    | First name:   |  |
| Last name:          |                    |               |  |
| Company (optional): | Withgill Farm Ltd. |               |  |
| Unit:               |                    | House number: |  |
|                     |                    | House suffix: |  |
| House name:         |                    |               |  |
| Address 1:          | 40 Agent           |               |  |
| Address 2:          |                    |               |  |
| Address 3:          |                    |               |  |
| Town:               |                    |               |  |
| County:             |                    |               |  |
| Country:            |                    |               |  |
| Postcode:           |                    |               |  |

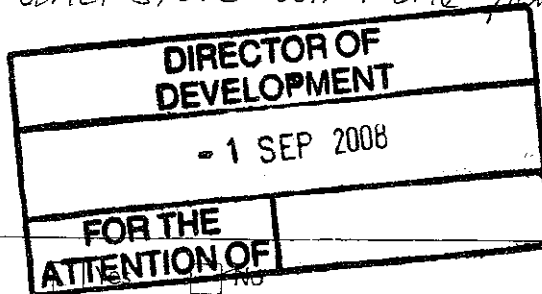
### 2. Agent Name and Address

|                     |                        |               |       |
|---------------------|------------------------|---------------|-------|
| Title:              | Mr                     | First name:   | Alan  |
| Last name:          | Kinder                 |               |       |
| Company (optional): | Alan Kinder Associates |               |       |
| Unit:               |                        | House number: | 79/81 |
|                     |                        | House suffix: |       |
| House name:         |                        |               |       |
| Address 1:          | Manchester Road        |               |       |
| Address 2:          |                        |               |       |
| Address 3:          |                        |               |       |
| Town:               | Burnley                |               |       |
| County:             | Lancs.                 |               |       |
| Country:            |                        |               |       |
| Postcode:           | BB11 1JY               |               |       |

### 3. Description of the Proposal

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

Replace dry cow building and store with one portal frame building



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

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)

#### 4. Site Address Details

Please provide the full postal address of the application site.

Unit:  House number:  House suffix:

House name:

Address 1:

Address 2:

Address 3:

Town:

County:

Postcode (optional):

Description of location or a grid reference  
(must be completed if postcode is not known):

Easting:  Northing:

Description:

#### 5. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? ☐ Yes ☒ No

If Yes, please complete the following information about the advice you were given. (This will help the authority to deal with this application more efficiently)

Please tick if the full contact details are not known, and then complete as much as possible: ☐

Officer name:

Reference:

Date (DD/MM/YYYY):   
(must be pre-application submission)

Details of pre-application advice received?

#### 6. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway? ☐ Yes ☒ No

Is a new or altered pedestrian access proposed to or from the public highway? ☐ Yes ☒ No

Are there any new public roads to be provided within the site? ☐ Yes ☒ No

Are there any new public rights of way to be provided within or adjacent to the site? ☐ Yes ☒ No

Do the proposals require any diversions /extinguishments and/or creation of rights of way? ☐ Yes ☒ No

If you answered Yes to any of the above questions, please show details on your plans/drawings and state the reference of the plan(s)/drawings(s)

#### 7. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste? ☐ Yes ☒ No

If Yes, please provide details:

Have arrangements been made for the separate storage and collection of recyclable waste? ☐ Yes ☐ No

If Yes, please provide details:

#### 8. Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal? ☐ Yes ☒ No

If Yes, please provide details:

#### 9. Council Employee / Member

Is the applicant or agent related to any member of staff or elected member of the council? ☐ Yes ☒ No

If Yes, please provide details:

**Materials**

If applicable, please state what materials are to be used externally. Include type, colour and name for each material:

|                                             | Existing<br>(where applicable)                 | Proposed                                 | Not<br>applicable        | Don't<br>Know            | Drawing<br>references if<br>applicable |
|---------------------------------------------|------------------------------------------------|------------------------------------------|--------------------------|--------------------------|----------------------------------------|
| Walls                                       | Steel frame building<br>timber boarding, block | Yorkshire boarding<br>and concrete block | <input type="checkbox"/> | <input type="checkbox"/> |                                        |
| Roof                                        | Asbestos & profile<br>sheeting                 | Dark blue fibre-cement<br>sheeting       | <input type="checkbox"/> | <input type="checkbox"/> |                                        |
| Windows                                     |                                                |                                          | <input type="checkbox"/> | <input type="checkbox"/> |                                        |
| Doors                                       |                                                |                                          | <input type="checkbox"/> | <input type="checkbox"/> |                                        |
| Boundary treatments<br>(e.g. fences, walls) |                                                |                                          | <input type="checkbox"/> | <input type="checkbox"/> |                                        |
| Vehicle access and<br>hard-standing         |                                                |                                          | <input type="checkbox"/> | <input type="checkbox"/> |                                        |
| Lighting                                    |                                                |                                          | <input type="checkbox"/> | <input type="checkbox"/> |                                        |
| Others<br>(please specify)                  |                                                |                                          | <input type="checkbox"/> | <input type="checkbox"/> |                                        |

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement?

☒ Yes

☐ No

If Yes, please state references for the plan(s)/drawing(s)/design and access statement:

**11. Vehicle Parking**

Please provide information on the existing and proposed number of on-site parking spaces: **NA**

| Type of Vehicle                                  | Total<br>Existing | Total proposed (including<br>spaces retained) | Difference<br>in spaces |
|--------------------------------------------------|-------------------|-----------------------------------------------|-------------------------|
| Cars                                             |                   |                                               |                         |
| Light goods vehicles/<br>public carrier vehicles |                   |                                               |                         |
| Motorcycles                                      |                   |                                               |                         |
| Disability spaces                                |                   |                                               |                         |
| Cycle spaces                                     |                   |                                               |                         |
| Other (e.g. Bus)                                 |                   |                                               |                         |
| Other (e.g. Bus)                                 |                   |                                               |                         |

## 12. Foul Sewage

Please state how foul sewage is to be disposed of:

- ☐ Mains sewer ☐ Cess pit  
☐ Septic tank ☒ Other  
☐ Package treatment plant

Are you proposing to connect to the existing drainage system? ☐ Yes ☐ No

If Yes, please include the details of the existing system on the application drawings and state references for the plan(s)/drawing(s):

## 13. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary)

☐ Yes ☒ No

If Yes, you will need to submit a Flood Risk Assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)? ☐ Yes ☒ No

Will the proposal increase the flood risk elsewhere? ☐ Yes ☒ No

How will surface water be disposed of?

- ☐ Sustainable drainage system ☐ Existing watercourse  
☐ Soakaway ☐ Pond/lake  
☐ Main sewer

## 14. Biodiversity and Geological Conservation

Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

a) Protected and priority species:

- ☐ Yes, on the development site  
☐ Yes, on land adjacent to or near the proposed development  
☒ No

b) Designated sites, important habitats or other biodiversity features:

- ☐ Yes, on the development site  
☐ Yes, on land adjacent to or near the proposed development  
☒ No

c) Features of geological conservation importance:

- ☐ Yes, on the development site  
☐ Yes, on land adjacent to or near the proposed development  
☒ No

## 15. Existing Use

Please describe the current use of the site:

Dry cow building & stores

Is the site currently vacant? ☐ Yes ☐ No

If Yes, please describe the last use of the site:

When did this use end (if known)? DD/MM/YYYY  
(date where known may be approximate)

Does the proposal involve any of the following:

Land which is known to be contaminated? ☐ Yes ☐ No

Land where contamination is suspected for all or part of the site? ☐ Yes ☐ No

A proposed use that would be particularly vulnerable to the presence of contamination? ☐ Yes ☐ No

If you have answered Yes to any of the above, you will need to submit an appropriate contamination assessment

## 16. Trees and Hedges

Are there trees or hedges on the proposed development site? ☐ Yes ☒ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character? ☐ Yes ☒ No

If Yes to either or both of the above, you will need to provide a full Tree Survey, with accompanying plan before your application can be determined. Your Local Planning Authority should make clear on its website what the survey should contain, in accordance with the current BS5837: Trees in relation to construction - Recommendations.

## 17. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste? ☐ Yes ☒ No

If Yes, please describe the nature, volume and means of disposal of trade effluents or waste

**Residential Units (Including Conversion)**

Does your proposal include the gain, loss or change of use of residential units?  
 Yes, please complete details of the changes in the tables below:

☐ Yes☒ No**Proposed Housing**

| Market Housing                              | Not known                | Number of Bedrooms |   |   |    |         | Total |
|---------------------------------------------|--------------------------|--------------------|---|---|----|---------|-------|
|                                             |                          | 1                  | 2 | 3 | 4+ | Unknown |       |
| Houses                                      | <input type="checkbox"/> |                    |   |   |    |         |       |
| Flats and maisonettes                       | <input type="checkbox"/> |                    |   |   |    |         |       |
| Live-work units                             | <input type="checkbox"/> |                    |   |   |    |         |       |
| Cluster flats                               | <input type="checkbox"/> |                    |   |   |    |         |       |
| Sheltered housing                           | <input type="checkbox"/> |                    |   |   |    |         |       |
| Bedsit/studios                              | <input type="checkbox"/> |                    |   |   |    |         |       |
| Unknown type                                | <input type="checkbox"/> |                    |   |   |    |         |       |
| <b>Totals (a + b + c + d + e + f + g) =</b> |                          |                    |   |   |    |         |       |

| Social Rented                               | Not known                | Number of Bedrooms |   |   |    |         | Total |
|---------------------------------------------|--------------------------|--------------------|---|---|----|---------|-------|
|                                             |                          | 1                  | 2 | 3 | 4+ | Unknown |       |
| Houses                                      | <input type="checkbox"/> |                    |   |   |    |         |       |
| Flats and maisonettes                       | <input type="checkbox"/> |                    |   |   |    |         |       |
| Live-work units                             | <input type="checkbox"/> |                    |   |   |    |         |       |
| Cluster flats                               | <input type="checkbox"/> |                    |   |   |    |         |       |
| Sheltered housing                           | <input type="checkbox"/> |                    |   |   |    |         |       |
| Bedsit/studios                              | <input type="checkbox"/> |                    |   |   |    |         |       |
| Unknown type                                | <input type="checkbox"/> |                    |   |   |    |         |       |
| <b>Totals (a + b + c + d + e + f + g) =</b> |                          |                    |   |   |    |         |       |

| Intermediate                                | Not known                | Number of Bedrooms |   |   |    |         | Total |
|---------------------------------------------|--------------------------|--------------------|---|---|----|---------|-------|
|                                             |                          | 1                  | 2 | 3 | 4+ | Unknown |       |
| Houses                                      | <input type="checkbox"/> |                    |   |   |    |         |       |
| Flats and maisonettes                       | <input type="checkbox"/> |                    |   |   |    |         |       |
| Live-work units                             | <input type="checkbox"/> |                    |   |   |    |         |       |
| Cluster flats                               | <input type="checkbox"/> |                    |   |   |    |         |       |
| Sheltered housing                           | <input type="checkbox"/> |                    |   |   |    |         |       |
| Bedsit/studios                              | <input type="checkbox"/> |                    |   |   |    |         |       |
| Unknown type                                | <input type="checkbox"/> |                    |   |   |    |         |       |
| <b>Totals (a + b + c + d + e + f + g) =</b> |                          |                    |   |   |    |         |       |

| Key worker                                  | Not known                | Number of Bedrooms |   |   |    |         | Total |
|---------------------------------------------|--------------------------|--------------------|---|---|----|---------|-------|
|                                             |                          | 1                  | 2 | 3 | 4+ | Unknown |       |
| Houses                                      | <input type="checkbox"/> |                    |   |   |    |         |       |
| Flats and maisonettes                       | <input type="checkbox"/> |                    |   |   |    |         |       |
| Live-work units                             | <input type="checkbox"/> |                    |   |   |    |         |       |
| Cluster flats                               | <input type="checkbox"/> |                    |   |   |    |         |       |
| Sheltered housing                           | <input type="checkbox"/> |                    |   |   |    |         |       |
| Bedsit/studios                              | <input type="checkbox"/> |                    |   |   |    |         |       |
| Unknown type                                | <input type="checkbox"/> |                    |   |   |    |         |       |
| <b>Totals (a + b + c + d + e + f + g) =</b> |                          |                    |   |   |    |         |       |

**Total proposed residential units (A + B + C + D) =**

**Existing Housing**

| Market Housing                              | Not known                | Number of Bedrooms |   |   |    |         | Total |
|---------------------------------------------|--------------------------|--------------------|---|---|----|---------|-------|
|                                             |                          | 1                  | 2 | 3 | 4+ | Unknown |       |
| Houses                                      | <input type="checkbox"/> |                    |   |   |    |         |       |
| Flats and maisonettes                       | <input type="checkbox"/> |                    |   |   |    |         |       |
| Live-work units                             | <input type="checkbox"/> |                    |   |   |    |         |       |
| Cluster flats                               | <input type="checkbox"/> |                    |   |   |    |         |       |
| Sheltered housing                           | <input type="checkbox"/> |                    |   |   |    |         |       |
| Bedsit/studios                              | <input type="checkbox"/> |                    |   |   |    |         |       |
| Unknown type                                | <input type="checkbox"/> |                    |   |   |    |         |       |
| <b>Totals (a + b + c + d + e + f + g) =</b> |                          |                    |   |   |    |         |       |

| Social Rented                               | Not known                | Number of Bedrooms |   |   |    |         | Total |
|---------------------------------------------|--------------------------|--------------------|---|---|----|---------|-------|
|                                             |                          | 1                  | 2 | 3 | 4+ | Unknown |       |
| Houses                                      | <input type="checkbox"/> |                    |   |   |    |         |       |
| Flats and maisonettes                       | <input type="checkbox"/> |                    |   |   |    |         |       |
| Live-work units                             | <input type="checkbox"/> |                    |   |   |    |         |       |
| Cluster flats                               | <input type="checkbox"/> |                    |   |   |    |         |       |
| Sheltered housing                           | <input type="checkbox"/> |                    |   |   |    |         |       |
| Bedsit/studios                              | <input type="checkbox"/> |                    |   |   |    |         |       |
| Unknown type                                | <input type="checkbox"/> |                    |   |   |    |         |       |
| <b>Totals (a + b + c + d + e + f + g) =</b> |                          |                    |   |   |    |         |       |

| Intermediate                                | Not known                | Number of Bedrooms |   |   |    |         | Total |
|---------------------------------------------|--------------------------|--------------------|---|---|----|---------|-------|
|                                             |                          | 1                  | 2 | 3 | 4+ | Unknown |       |
| Houses                                      | <input type="checkbox"/> |                    |   |   |    |         |       |
| Flats and maisonettes                       | <input type="checkbox"/> |                    |   |   |    |         |       |
| Live-work units                             | <input type="checkbox"/> |                    |   |   |    |         |       |
| Cluster flats                               | <input type="checkbox"/> |                    |   |   |    |         |       |
| Sheltered housing                           | <input type="checkbox"/> |                    |   |   |    |         |       |
| Bedsit/studios                              | <input type="checkbox"/> |                    |   |   |    |         |       |
| Unknown type                                | <input type="checkbox"/> |                    |   |   |    |         |       |
| <b>Totals (a + b + c + d + e + f + g) =</b> |                          |                    |   |   |    |         |       |

| Key worker                                  | Not known                | Number of Bedrooms |   |   |    |         | Total |
|---------------------------------------------|--------------------------|--------------------|---|---|----|---------|-------|
|                                             |                          | 1                  | 2 | 3 | 4+ | Unknown |       |
| Houses                                      | <input type="checkbox"/> |                    |   |   |    |         |       |
| Flats and maisonettes                       | <input type="checkbox"/> |                    |   |   |    |         |       |
| Live-work units                             | <input type="checkbox"/> |                    |   |   |    |         |       |
| Cluster flats                               | <input type="checkbox"/> |                    |   |   |    |         |       |
| Sheltered housing                           | <input type="checkbox"/> |                    |   |   |    |         |       |
| Bedsit/studios                              | <input type="checkbox"/> |                    |   |   |    |         |       |
| Unknown type                                | <input type="checkbox"/> |                    |   |   |    |         |       |
| <b>Totals (a + b + c + d + e + f + g) =</b> |                          |                    |   |   |    |         |       |

**Total existing residential units (E + F + G + H) =**

**TOTAL NET GAIN or LOSS of RESIDENTIAL UNITS (Proposed Housing Grand Total - Existing Housing Grand Total):**

## 19. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

☐ Yes

☐ No

If you have answered Yes to the question above please add details in the following table:

| Use class/type of use                  | Not applicable           | Existing gross internal floorspace (square metres) | Gross internal floorspace to be lost by change of use or demolition (square metres) | Total gross internal floorspace proposed (including change of use) (square metres) | Net additional gross internal floorspace following development (square metres) |
|----------------------------------------|--------------------------|----------------------------------------------------|-------------------------------------------------------------------------------------|------------------------------------------------------------------------------------|--------------------------------------------------------------------------------|
| A1 Shops                               | <input type="checkbox"/> |                                                    |                                                                                     |                                                                                    |                                                                                |
| Net tradable area:                     | <input type="checkbox"/> |                                                    |                                                                                     |                                                                                    |                                                                                |
| A2 Financial and professional services | <input type="checkbox"/> |                                                    |                                                                                     |                                                                                    |                                                                                |
| A3 Restaurants and cafes               | <input type="checkbox"/> |                                                    |                                                                                     |                                                                                    |                                                                                |
| A4 Drinking establishments             | <input type="checkbox"/> |                                                    |                                                                                     |                                                                                    |                                                                                |
| A5 Hot food takeaways                  | <input type="checkbox"/> |                                                    |                                                                                     |                                                                                    |                                                                                |
| B1 (a) Office (other than A2)          | <input type="checkbox"/> |                                                    |                                                                                     |                                                                                    |                                                                                |
| B1 (b) Research and development        | <input type="checkbox"/> |                                                    |                                                                                     |                                                                                    |                                                                                |
| B1 (c) Light industrial                | <input type="checkbox"/> |                                                    |                                                                                     |                                                                                    |                                                                                |
| B2 General industrial                  | <input type="checkbox"/> |                                                    |                                                                                     |                                                                                    |                                                                                |
| B8 Storage or distribution             | <input type="checkbox"/> |                                                    |                                                                                     |                                                                                    |                                                                                |
| C1 Hotels and halls of residence       | <input type="checkbox"/> |                                                    |                                                                                     |                                                                                    |                                                                                |
| C2 Residential institutions            | <input type="checkbox"/> |                                                    |                                                                                     |                                                                                    |                                                                                |
| D1 Non-residential institutions        | <input type="checkbox"/> |                                                    |                                                                                     |                                                                                    |                                                                                |
| D2 Assembly and leisure                | <input type="checkbox"/> |                                                    |                                                                                     |                                                                                    |                                                                                |
| OTHER Please specify                   | <input type="checkbox"/> |                                                    |                                                                                     |                                                                                    |                                                                                |
| Ag. Building                           | <input type="checkbox"/> | 1537 2                                             |                                                                                     | 11685 2                                                                            | 148                                                                            |
| Total                                  |                          |                                                    |                                                                                     |                                                                                    |                                                                                |

In addition, for hotels, residential institutions and hostels, please additionally indicate the loss or gain of rooms

| Use class | Type of use              | Not applicable           | Existing rooms to be lost by change of use or demolition | Total rooms proposed (including changes of use) | Net additional rooms |
|-----------|--------------------------|--------------------------|----------------------------------------------------------|-------------------------------------------------|----------------------|
| C1        | Hotels                   | <input type="checkbox"/> |                                                          |                                                 |                      |
| C2        | Residential Institutions | <input type="checkbox"/> |                                                          |                                                 |                      |
| Other     | Hostels                  | <input type="checkbox"/> |                                                          |                                                 |                      |

## 20. Employment

Please complete the following information regarding employees:

|                    | Full-time | Part-time | Total full-time equivalent | Not known |
|--------------------|-----------|-----------|----------------------------|-----------|
| Existing employees |           |           |                            |           |
| Proposed employees |           |           |                            |           |

## 21. Hours of Opening

Please state the hours of opening for each non-residential use proposed:

| Use | Monday to Friday | Saturday | Sunday and Bank Holidays | Not known |
|-----|------------------|----------|--------------------------|-----------|
|     |                  |          |                          |           |
|     |                  |          |                          |           |
|     |                  |          |                          |           |

## 22. Site Area

Please state the site area in hectares (ha)

**Industrial or Commercial Processes and Machinery**

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

Is the proposal a waste management development? ☐ Yes ☒ No

If the answer is Yes, please complete the following table:

|                                                                    | Not applicable           | The total capacity of the void in cubic metres, including engineering surcharge and making no allowance for cover or restoration material (or tonnes if solid waste or litres if liquid waste) | Maximum annual operational throughput in tonnes (or litres if liquid waste) |
|--------------------------------------------------------------------|--------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------|
| Inert landfill                                                     | <input type="checkbox"/> |                                                                                                                                                                                                |                                                                             |
| Non-hazardous landfill                                             | <input type="checkbox"/> |                                                                                                                                                                                                |                                                                             |
| Hazardous landfill                                                 | <input type="checkbox"/> |                                                                                                                                                                                                |                                                                             |
| Energy from waste incineration                                     | <input type="checkbox"/> |                                                                                                                                                                                                |                                                                             |
| Other incineration                                                 | <input type="checkbox"/> |                                                                                                                                                                                                |                                                                             |
| Landfill gas generation plant                                      | <input type="checkbox"/> |                                                                                                                                                                                                |                                                                             |
| Pyrolysis/gasification                                             | <input type="checkbox"/> |                                                                                                                                                                                                |                                                                             |
| Metal recycling site                                               | <input type="checkbox"/> |                                                                                                                                                                                                |                                                                             |
| Transfer stations                                                  | <input type="checkbox"/> |                                                                                                                                                                                                |                                                                             |
| Material recovery/recycling facilities (MRFs)                      | <input type="checkbox"/> |                                                                                                                                                                                                |                                                                             |
| Household civic amenity sites                                      | <input type="checkbox"/> |                                                                                                                                                                                                |                                                                             |
| Open windrow composting                                            | <input type="checkbox"/> |                                                                                                                                                                                                |                                                                             |
| In-vessel composting                                               | <input type="checkbox"/> |                                                                                                                                                                                                |                                                                             |
| Anaerobic digestion                                                | <input type="checkbox"/> |                                                                                                                                                                                                |                                                                             |
| Any combined mechanical, biological and/or thermal treatment (MBT) | <input type="checkbox"/> |                                                                                                                                                                                                |                                                                             |
| Sewage treatment works                                             | <input type="checkbox"/> |                                                                                                                                                                                                |                                                                             |
| Other treatment                                                    | <input type="checkbox"/> |                                                                                                                                                                                                |                                                                             |
| Recycling facilities construction, demolition and excavation waste | <input type="checkbox"/> |                                                                                                                                                                                                |                                                                             |
| Storage of waste                                                   | <input type="checkbox"/> |                                                                                                                                                                                                |                                                                             |
| Other waste management                                             | <input type="checkbox"/> |                                                                                                                                                                                                |                                                                             |
| Other developments                                                 | <input type="checkbox"/> |                                                                                                                                                                                                |                                                                             |

Please provide the maximum annual operational throughput of the following waste streams:

|                                         |  |
|-----------------------------------------|--|
| Municipal                               |  |
| Construction, demolition and excavation |  |
| Commercial and industrial               |  |
| Hazardous                               |  |

If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make clear what information it requires on its website.

**24. Hazardous Substances**

Does the proposal involve the use or storage of any of the following materials in the quantities stated below? ☐ Yes ☒ No ☐ Not applicable

If Yes, please provide the amount of each substance that is involved:

|                        |                      |                               |                      |                              |                      |
|------------------------|----------------------|-------------------------------|----------------------|------------------------------|----------------------|
| Acrylonitrile (tonnes) | <input type="text"/> | Ethylene oxide (tonnes)       | <input type="text"/> | Phosgene (tonnes)            | <input type="text"/> |
| Ammonia (tonnes)       | <input type="text"/> | Hydrogen cyanide (tonnes)     | <input type="text"/> | Sulphur dioxide (tonnes)     | <input type="text"/> |
| Bromine (tonnes)       | <input type="text"/> | Liquid oxygen (tonnes)        | <input type="text"/> | Flour (tonnes)               | <input type="text"/> |
| Chlorine (tonnes)      | <input type="text"/> | Liquid petroleum gas (tonnes) | <input type="text"/> | Refined white sugar (tonnes) | <input type="text"/> |

Other:

Other:

Amount (tonnes):

Amount (tonnes):

One Certificate A, B, C, or D, must be completed, together with the Agricultural Holdings Certificate with this application form

**CERTIFICATE OF OWNERSHIP - CERTIFICATE A**

**Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7**  
I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land or building to which the application relates

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

26 8 08

**CERTIFICATE OF OWNERSHIP - CERTIFICATE B**

**Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7**  
I certify/ The applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land or building to which this application relates

| Name of Owner | Address | Date Notice Served |
|---------------|---------|--------------------|
|               |         |                    |
|               |         |                    |
|               |         |                    |
|               |         |                    |
|               |         |                    |
|               |         |                    |

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

**CERTIFICATE OF OWNERSHIP - CERTIFICATE C**

**Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7**  
I certify/ The applicant certifies that:  
§ Neither Certificate A or B can be issued for this application  
§ All reasonable steps have been taken to find out the names and addresses of the other owners (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of the land or building, or of a part of it, but I have/ the applicant has been unable to do so  
The steps taken were:

| Name of Owner | Address | Date Notice Served |
|---------------|---------|--------------------|
|               |         |                    |
|               |         |                    |
|               |         |                    |
|               |         |                    |
|               |         |                    |
|               |         |                    |

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):

On the following date (which must not be earlier than 21 days before the date of the application):

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

**Certificates (continued)****CERTIFICATE OF OWNERSHIP - CERTIFICATE D**

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

I certify/ The applicant certifies that:

Certificate A cannot be issued for this application

All reasonable steps have been taken to find out the names and addresses of everyone else who, on the day 21 days before the date of this application, was the owner (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land to which this application relates, but I have/ the applicant has been unable to do so

The steps taken were:

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):

On the following date (which must not be earlier than 21 days before the date of the application):

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

**AGRICULTURAL HOLDINGS CERTIFICATE**

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

Agricultural Land Declaration - You Must Complete Either A or B

(A) None of the land to which the application relates is, or is part of, an agricultural holding

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

B) I have/ The applicant has given the requisite notice to every person other than myself/ the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below:

| Name of Tenant | Address | Date Notice Served |
|----------------|---------|--------------------|
|                | N/A     |                    |
|                |         |                    |
|                |         |                    |
|                |         |                    |
|                |         |                    |

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

**26. Planning Application Requirements - Checklist**

Please read the following checklist to make sure you have sent all the information in support of your proposal. Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the Local Planning Authority has been submitted

3 copies of a completed and dated application form:



The correct fee:



3 copies of the plan which identifies the land to which the application relates drawn to an identified scale and showing the direction of North:



3 copies of a design and access statement:



3 copies of the completed, dated Article 7 Certificate (Agricultural Holdings):



3 copies of other plans and drawings or information necessary to describe the subject of the application:



3 copies of the completed, dated Ownership Certificate (A, B, C, or D - as applicable):

**27. Declaration**

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

✓ Kendall

26 8 08

(date cannot be pre-application)

### 28. Applicant Contact Details

Telephone numbers

Country code:  National number:  Extension number:

Country code:  Mobile number (optional):

Country code:  Fax number (optional):

Email address (optional):

### 29. Agent Contact Details

Telephone numbers

Country code:  National number:  Extension number:

Country code:  Mobile number (optional):

Country code:  Fax number (optional):

Email address (optional):

### 30. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

☐ Yes

☒ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? *(Please select only one)*

☒ Agent

☐ Applicant

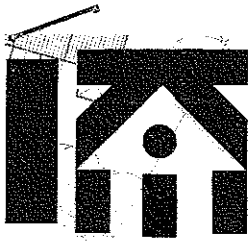
☐ Other (if different from the agent/applicant's details)

If Other has been selected, please provide:

Contact name:

Telephone number:

Email address:



**DESIGN AND ACCESS STATEMENT**

**SITE: WITHGILL FARM, MITTON, WHALLEY, CLITHEROE**

**PROPOSAL: REPLACEMENT DRY COWS BUILDING AND STORE WITH ONE  
PORTAL FRAME BUILDING**

**1 ASSESSMENT**

- 1.1 Withgill Farm is situated in the open countryside between Clitheroe and Chaigley and is approached from the west via a short track. Land in the vicinity is undulating and primarily in agricultural use, and characterised by the hedges with mature trees that form the field boundaries. Historically the working farm was sold off from the farmhouse, which along with the traditional buildings that have been converted for residential use has been in separate ownership for many years. These buildings, known collectively as Withgill Fold, are located to the south east of the farm.
- 1.2 Withgill Farm now comprises a modern farmhouse occupied by the farm manager and a second farm dwelling occupied by a qualified herdsman, together with substantial ranges of portal frame agricultural buildings which house 1600 dairy cattle and associated needs arising. The modern buildings equate to the completion of phase II of the planned expansion of the herd, which added 30% to the stocking levels. That development also necessitated the construction of a substantial slurry lagoon, which is located on the west side of the complex and screened by earth banking. A condition appended to the planning permission required the implementation of tree and shrub planting on the bank, which is in hand. There is also extant consent for the provision of a third agricultural workers dwelling to house

Director - Alan Kinder, Dip.T.P (Leeds).MRTPI Company Secretary - Val Kendall

79/81 Manchester Road, Burnley Lancashire, BB11 1JY

Phone - 01282 453938 Fax - 01282 452875 Web - <http://www.alankinder.co.uk> e-Mail - [planning@alankinder.co.uk](mailto:planning@alankinder.co.uk)

temporary workers on a permanent basis, which in due course will enable the removal of the caravans from the farm.

- 1.3 Policies in the development plan are informed by government advice detailed in Planning Policy Guidance (PPG's) and Planning Policy Statements (PPS's). The development plan currently includes policies saved from the Ribble Valley Districtwide Local Plan. Saved policies of relevance include ENV2 which seeks to ensure that development protects, conserves and wherever possible enhances the landscape and character of the areas adjacent to the AONB, G1 which sets out a number of development control criteria and G5 which limits development outside the settlement boundaries to specific uses including that necessary for the purposes of agriculture.

## 2 INVOLVEMENT

- 2.1 As a replacement for existing livestock accommodation this proposal has not merited pre-application advice.

## 3 EVALUATION

- 3.1 The dry cows building is located towards the southern side of the farm complex and is now the oldest of the portal frame buildings. This fact is reflected in its design which features a relatively low eaves height but a high ridge and therefore a steeply pitched and relatively large roofscape. The building is now rusty and beyond its useful life and so needs replacing, but there remains an on-going need to accommodate the dry cows within a building at all times. The major operational difficulties that would result from taking the building out of use for an extended period have been addressed by proposing a replacement building which will be constructed around the existing dry cows building, which will then be removed from within the new building relatively quickly.
- 3.2 The dry cows building is square and measures 31.3m in both directions; it is 7.8m in height. On the west side a lean to has been erected adjacent to it.

which is 11.0m wide and 31.3m in depth and to the east, separated by a gap of 4.5m, there is a store building which is 6.5m wide and 31.3m in depth. Partly to make the construction of the replacement building easier and partly to rationalise the existing buildings, the opportunity will be taken to provide one new building to replace all three. The only increase in floor space will be the narrow strip that lies between the dry cows building and the store, which in the context of the existing buildings is not significant. There will however be benefits arising from the replacement of a group of mismatched buildings with one large building that will blend with all the other more modern portal frame buildings on the farm.

#### 4 DESIGN

- 4.1 The replacement building, to be known as Barn 5, will have a footprint of 53.5 x 31.5m. This equates to an additional 0.2m in both directions compared with the spread of the existing buildings that it will replace. The height of the eaves will be 5.4m and the ridge 8.6m, which is 0.6m taller than the existing dry cows building. Proposed materials are dark blue fibre cement sheeting on the roof, with a mixture of vertical timber Yorkshire boarding and concrete block to the elevations. The development will match the existing modern portal frame buildings in this respect, and in terms of profile. There is no specific landscaping work proposed, but the development will benefit from the planting which has been implemented around the slurry lagoon and the tree planting which will take place in connection with the third dwelling.

#### 5 ACCESS

- 5.1 This application raises no issues in respect of access to the site.

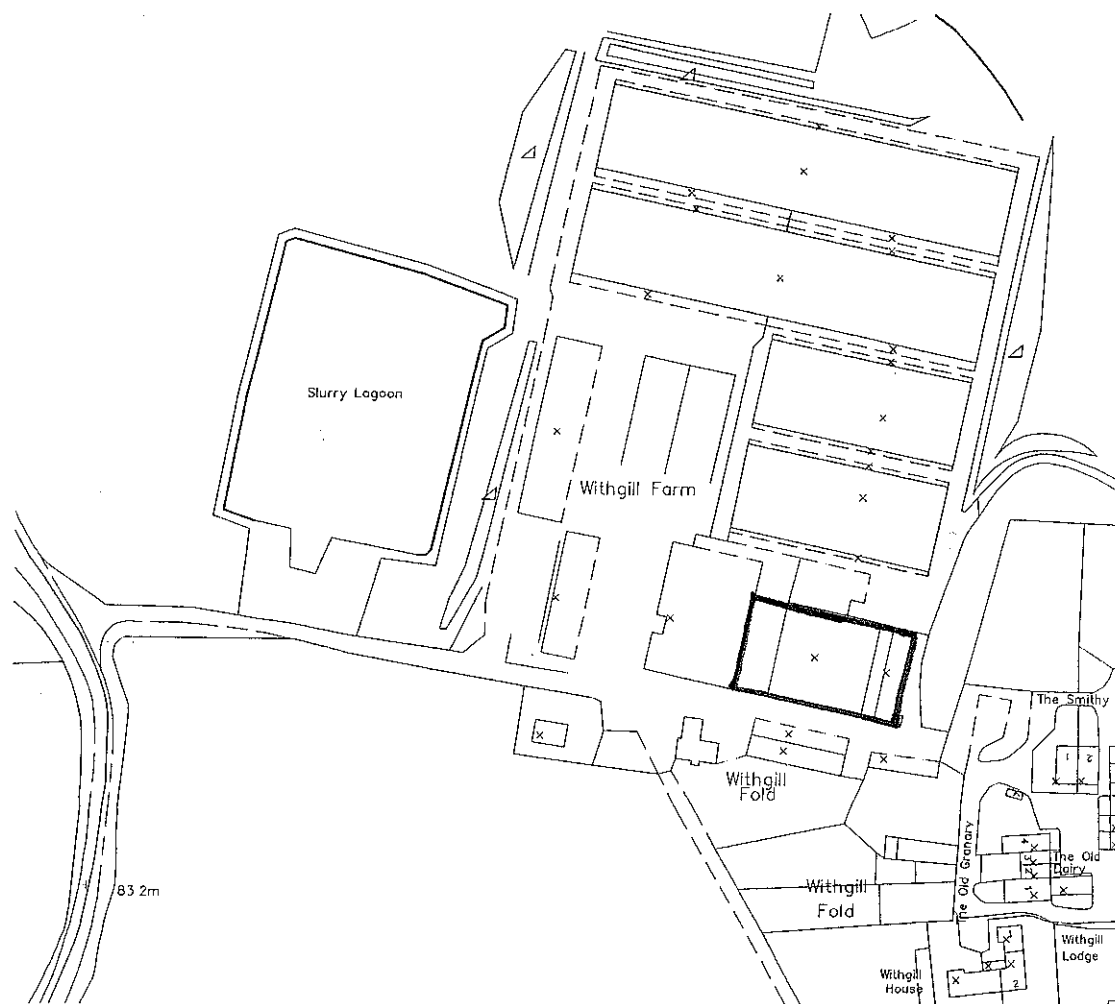
**Alan Kinder Associates**

**79 Manchester Road, Burnley BB11 1JY**

**01282 - 453938**

**August 2008**

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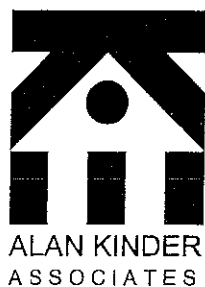


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# Alan Kinder Associates

Town Planning and  
Development Consultants  
79 Manchester Road  
Burnley  
Lancashire BB11 1JY

T: 01282 453938  
M: 07977 546580  
F: 01282 452875



TOWN PLANNING AND  
DEVELOPMENT CONSULTANTS

**Title:** Proposed Agricultural Workers Dwelling  
Withgill Farm  
Milton  
Clitheroe

Location Plan

**Client:** David Barnes

**Project No:** BARN/04A Dwg 04

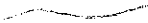
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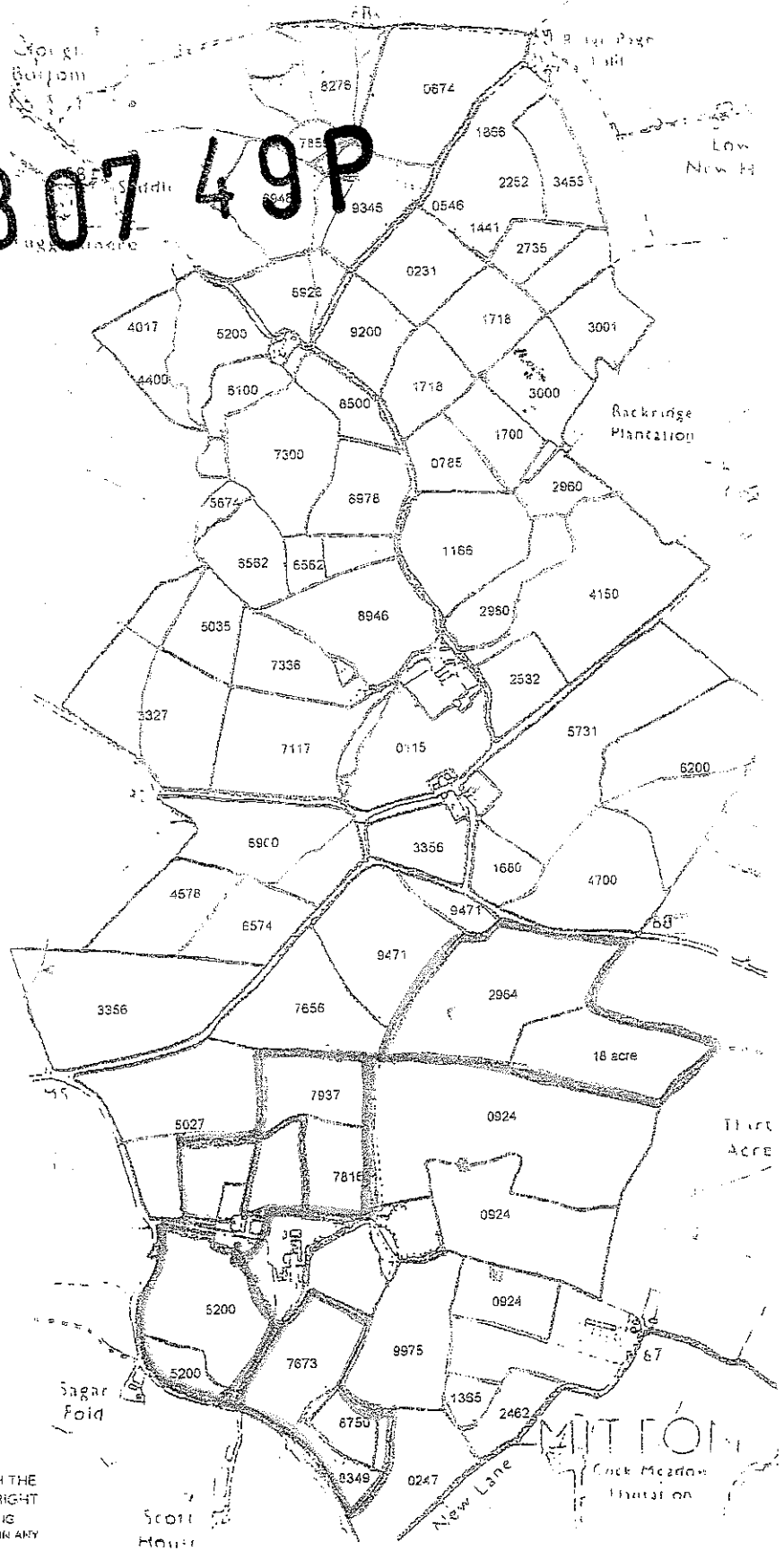
**Date:** 20 12 07

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**KEY**

-  Watercourse
-  Pond



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Not to scale

**PLAN RAC 3**

Surface Drainage at Withgill

Reading  
Agricultural  
Consultants



FIGURE 1

