

RIBBLE VALLEY BOROUGH COUNCIL

Department of Development

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Town and Country Planning Act 1990

PLANNING PERMISSION

APPLICATION NO: 3/2010/0747

DECISION DATE: 17 December 2010

DATE RECEIVED: 03/09/2010

APPLICANT:

Withgill Farm Ltd
c/o Agent

AGENT:

Reedley Chartered Town Planning & Architectural
Consultants
2 Reedley Business Centre
Redman Road
Burnley
Lancs
BB10 2TY

DEVELOPMENT PROPOSED: Cow Building, Earth Mounding and Landscaping

AT: Withgill Farm Withgill Fold Withgill Clitheroe Lancashire BB7 3LW

Ribble Valley Borough Council hereby give notice that **permission has been granted** for the carrying out of the above development in accordance with the application plans and documents submitted subject to the following condition(s):

1. The development must be begun no later than the expiration of three years beginning with the date of this permission.

REASON: Required to be imposed in pursuance to Section 91 of the Town and Country Planning Act 1990.

2. This permission shall relate to the proposal as shown on drawing numbers BARN/15/02a, 03 and 04.

REASON: For the avoidance of doubt and to ensure compliance with the submitted plans.

3. Prior to commencement of development, a scheme for the provision and management of compensatory habitat shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be implemented in accordance with the approved scheme.

REASON: To ensure that there is no net loss of habitat as a result of the proposed development and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan.

4. No development approved by this permission shall be commenced until a scheme for the disposal of foul and surface waters has been approved in writing by the Local Planning Authority. Such a scheme shall be constructed and completed in accordance with the approved plans.

REASON: To ensure a satisfactory means of drainage and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan.

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5. No development approved by this permission shall commence until a Manure Management Plan has been submitted to and approved in writing by the Local Planning Authority. The plan shall include a calculation of the volume of slurry, dirty water, parlour washings etc that will be produced by the new infrastructure and demonstrate that either four months slurry storage is available within the existing slurry lagoon or how any surplus slurry and effluent will be managed. The development shall proceed in accordance with the approved plan.

REASON: To ensure that the proposed development does not increase the risk of pollution to controlled waters and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan

6. Prior to commencement of development, precise details of the proposed landscaping/screen planting scheme including appropriate species mix, appropriate tree/shrub types, appropriate density, and details of appropriate protection and maintenance to ensure maximum establishment, shall be submitted to and approved in writing by the Local Planning Authority.

REASON: To ensure that the landscape details are appropriate for the locality and for their purpose of screening the approved building in the interests of visual amenity and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan

7. The earth mound hereby permitted shall be formed to the satisfaction of the Local Planning Authority prior to the first use of the approved building. The landscaping/screen planting, both on the mound and on the field to the north of the building shall be implemented in accordance with the approved details not later than during the first planting season following the completion of the building, or its first use, whichever is the sooner. Thereafter, the planting shall be protected and maintained in accordance with the approved protection and maintenance details for a period of not less than five years to the satisfaction of the Local Planning Authority. This maintenance shall include the replacement of any tree or shrub which is removed, or dies, or is seriously damaged, or becomes seriously diseased by a species of similar size to those originally planted.

REASON: To ensure that the planting is carried out and that it becomes established in the interests of visual amenity and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan.

Relevant planning policy

Policy G1 - Development Control
Policy G5 - Settlement Strategy
Policy ENV2 - Land Adjacent to Area of Outstanding Natural Beauty.
Policy ENV13 - Landscape Protection.
PPS7 - Sustainable Development in Rural Areas.

SUMMARY OF REASONS FOR APPROVAL

The proposed expansion of an existing agricultural enterprise in this open countryside location will not have any seriously detrimental effects upon the local landscape, the amenities of nearby residents or highway safety.

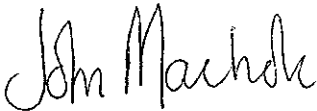
Note(s)

1. For rights of appeal in respect of any condition(s)/or reason(s) attached to the permission see the attached notes.

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2. The applicant is advised that should there be any deviation from the approved plan the Local Planning Authority must be informed. It is therefore vital that any future Building Regulation application must comply with the approved planning application.
3. The applicant is advised of the need to notify the Environment Agency of any changes to the storage infrastructure for both slurry and silage at this site.
4. Any works including culverting or diversions of a watercourse within or adjacent to the site may require Agency Land Drainage Consent under Section 23 Land Drainage Act 1991. Should such works be proposed, the applicant is advised to contact the Development and Flood Risk Engineer for the area, Mr J C Welsby, at the Environment Agency on 01772 714016 to apply for Consent.
5. The proposed development must fully comply with the terms of The Water Resources (Silage, Slurry and Agricultural Fuel Oil) Regulations 2010.
6. The proposal must fully comply with the DEFRA guidance document 'Protecting our Water, Soil and Air: A Code of Good Agricultural Practice for Farmers, Growers and Land Managers' available from DEFRA



 **STEWART BAILEY**
DIRECTOR OF DEVELOPMENT SERVICES