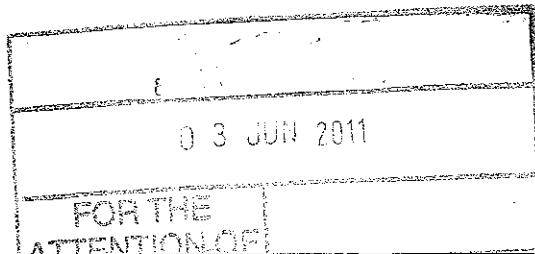




RIBBLE VALLEY
BOROUGH COUNCIL



For office use only

Application No.

Date received

Fee paid £

Receipt No:

320110423 P

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 applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website.
If you require any further clarification, please contact the Authority's planning department.

1. Applicant Name, Address and Contact Details

Title:		First name:		Surname:	
Company name:	Bowland Bioenergy Limited				
Street address:	c/o The Hon. R.C. Assheton			Country Code:	
	The Estate Office			Telephone number:	
	Downham Hall, Downham			Mobile number:	
Town/City:	Clitheroe			Fax number:	
County:				Email address:	
Country:					
Postcode:	BB7 4DN				

Are you an agent acting on behalf of the applicant? ☒ Yes ☐ No

2. Agent Name, Address and Contact Details

Title:	Mr	First Name:	Marshal	Surname:	Peters
Company name:	Marshal Peters Associates				
Street address:	Office 4 Brookside Barn			Country Code:	
	Brookside			Telephone number:	01200 440650
	Downham			Mobile number:	
Town/City:	Clitheroe			Fax number:	01200 440032
County:	Lancashire			Email address:	
Country:	United Kingdom				
Postcode:	BB7 4BP				survey@btinternet.com

3. Description of the Proposal

Please describe the proposed development including any change of use:

Proposed roof over existing yard to provide weather protection to stored timber in connection with existing use.

Has the building work or change of use already started?

☐ Yes ☒ No

4. Site Address Details

Full postal address of the site (including full postcode where available)

Description:

House:		Suffix:	
House name:	SMITHFIELD FARM		
Street address:	TWISTON LANE		
	DOWNHAM		
Town/City:	CLITHEROE		
County:			
Postcode:	BB7 4DF		
Description of location or a grid reference (must be completed if postcode is not known):			
Easting:	378873		
Northing:	444417		

5. Pre-application Advice

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

5. 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

Do the proposals require any diversions/extinguishments and/or creation of rights of way? ☐

7. Waste Storage and Collection

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

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

3. Authority Employee/Member

With respect to the Authority, I am:

(a) a member of staff

(b) an elected member

(c) related to a member of staff

(d) related to an elected member

Do any of these statements apply to you?

☐ Yes ☒ No

2. Materials

Please state what materials (including type, colour and name) are to be used externally (if applicable):

Roof - description:

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

Blue / grey profiled sheeting to match existing building immediately adjacent.

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

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

Drawings numbered 2272:10A and 2272:11

Design & Access Statement

Vehicle Parking

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

320110423P

Type of vehicle	Existing number of spaces	Total proposed (including spaces retained)	Difference in spaces
Cars	2	2	0
Light goods vehicles/public carrier vehicles	0	0	0
Motorcycles	0	0	0
Disability spaces	0	0	0
Cycle spaces	1	1	0
Other (e.g. Bus)	2	2	0
Short description of Other	Agricultural Tractors		

11. Foul Sewage

Please state how foul sewage is to be disposed of:

Mains sewer ☐ Package treatment plant ☐ Unknown ☐

Septic tank ☐ Cess pit ☐

Other

None - N/A

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

12. 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 an appropriate 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

☐ Main sewer

☐ Pond/lake

☒ Soakaway

☐ Existing watercourse

13. Biodiversity and Geological Conservation

To assist in answering the following questions refer to the guidance notes for further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals.

Having referred to the guidance notes, 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

14. Existing Use

Please describe the current use of the site:

Wood chipping and wood pellet business

Is the site currently vacant? ☐ Yes ☒ No

Does the proposal involve any of the following?

If yes, you will need to submit an appropriate contamination assessment with your application.

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

15. 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 may need to provide a full Tree Survey, at the discretion of your local planning authority. If a Tree Survey is required this and the accompanying plan should be submitted alongside your application. 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'.

16. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste?

☐ Yes ☒ No

17. Residential Units

Does your proposal include the gain or loss of residential units?

☐ Yes ☒ No

18. All Types of Development: Non-residential Floorspace

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

☐ Yes ☒ No

19. Employment

If known, please complete the following information regarding employees:

	Full-time	Part-time	Equivalent number of full-time
Existing employees	0	1	1
Proposed employees	0	2	2

20. Hours of Opening

If known, please state the hours of opening for each non-residential use proposed:

Use	Monday to Friday		Saturday		Sunday and Bank Holidays		Not Known
	Start Time	End Time	Start Time	End Time	Start Time	End Time	
Other	07.30	18.00	9.00	16.00			☐

21. Site Area

What is the site area?

00.22 hectares

22. 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:

Existing wood chipping and wood pellet business. No additional machinery proposed.

Is the proposal for a waste management development?

☐ Yes ☒ No

23. Hazardous Substances

Is any hazardous waste involved in the proposal?

☐ Yes ☒ No

24. 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)

☒ The agent ☐ The applicant ☐ Other person

25. Certificates (Certificate B)

Certificate of Ownership - Certificate B

Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

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.

Notice recipient

Name: Trustees of The Hon. R.C. Assheton's Settlement c/o Ingham & Yorke
 Number: Suffix:
 Street: Littlemoor
 Locality:
 Town: Clitheroe
 Postcode: BB7 1HG

11/05/2011

Title: Mr First name: Marshal Surname: Peters

Person role: Agent Declaration date: 03/06/2011 ☒ Declaration made

25. Certificates (Agricultural Land Declaration)

Agricultural Land Declaration

Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

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.

(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:

If any part of the land is an agricultural holding, of which the applicant is the sole tenant, the applicant should complete part (B) of the form by writing 'sole tenant - not applicable' in the first column of the table below

Title: Mr First Name: Marshal Surname: Peters

Person role: Agent Declaration date: 03/06/2011 ☒ Declaration Made

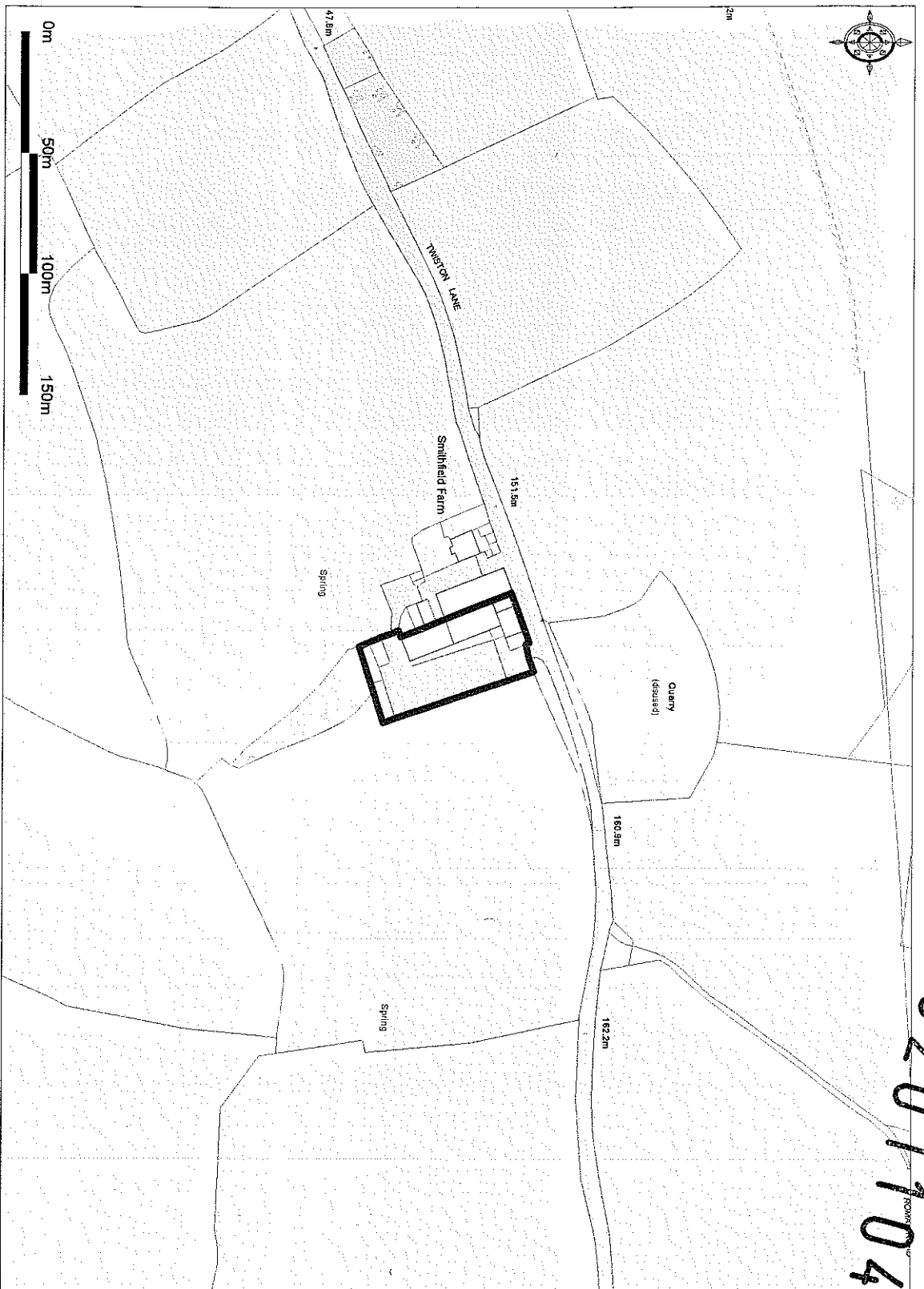
26. Declaration

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



Date: 03/06/2011

320110423P



DESIGN & ACCESS STATEMENT

Site: Smithfield Farm, Twiston Lane, Downham, Clitheroe BB7 4DF

Planning Application: Proposed roof over existing yard to provide weather protection to stored timber in connection with existing use.

1.0 INTRODUCTION

This is a Design & Access Statement for the construction of a roof over an existing yard at Smithfield Farm, Twiston Lane, Downham, Clitheroe. This Statement has been prepared to accompany a Planning application by Bowland Bioenergy Limited. The Statement primarily covers the design and access issues relating to the proposed roof and how the proposals have been formulated.

This Statement should be read in conjunction with drawings numbered 2272:10A and 11 – dated May 2011 – as prepared by Marshal Peters Associates, Chartered Building Surveyors of Office 4, Brookside Barn, Downham, Clitheroe, Lancashire.

2.0 DESIGN

As part of the development of the proposals due regard has been given to the site characteristics and wider setting both in terms of its physical features and the natural environment.

The applicant, Bowland Bioenergy Limited, obtained planning permission in 2009 to use the disused farm buildings at Smithfield for woodchip production and storage and for handling and storing wood pellets. Since then the business has continued to grow due to the rise in demand for wood fuels of all kinds. The company is striving to provide a top quality product and is in fact the first company in the United Kingdom to achieve HETAS accreditation for its wood chips. HETAS is the official body recognised by the Government to approve biomass and solid fuel domestic heating appliances, fuels and services including the registration of competent installers and servicing businesses.

The applicant has experienced great difficulty in maintaining quality of the wood products they produce through the winter months, primarily due to rain damage to the raw materials (timber) and finished product (chips). It is proposed that, subject to the granting of Planning Permission, a roof will be erected immediately over the yard which is presently used to store the raw materials.

In developing the design the applicant has been mindful that the proposed structure should: (i) be contained within the existing yard area, (ii) follow the natural gradient of the land, (iii) have a low eaves height with a substantial eaves overhang to minimise visual impact; (iv) be clad with a blue/grey roofing material sympathetic to the existing roofs on the site, (v) be open on all exposed sides to minimise visual impact, and (vi) be aligned with the existing tree belt on the east side of the site.

3.0 AMOUNT OF DEVELOPMENT

The proposed roof will cover the existing yard to the east of the site.

4.0 APPEARANCE

The proposed roof will be clad with blue/grey profiled sheeting to match the existing roofs on the site. All exposed elevations will be left open for ventilation to assist with the drying of timber. The ridge line has been intentionally stepped to break the roof visually and to mimic the natural gradient of the land adjacent.

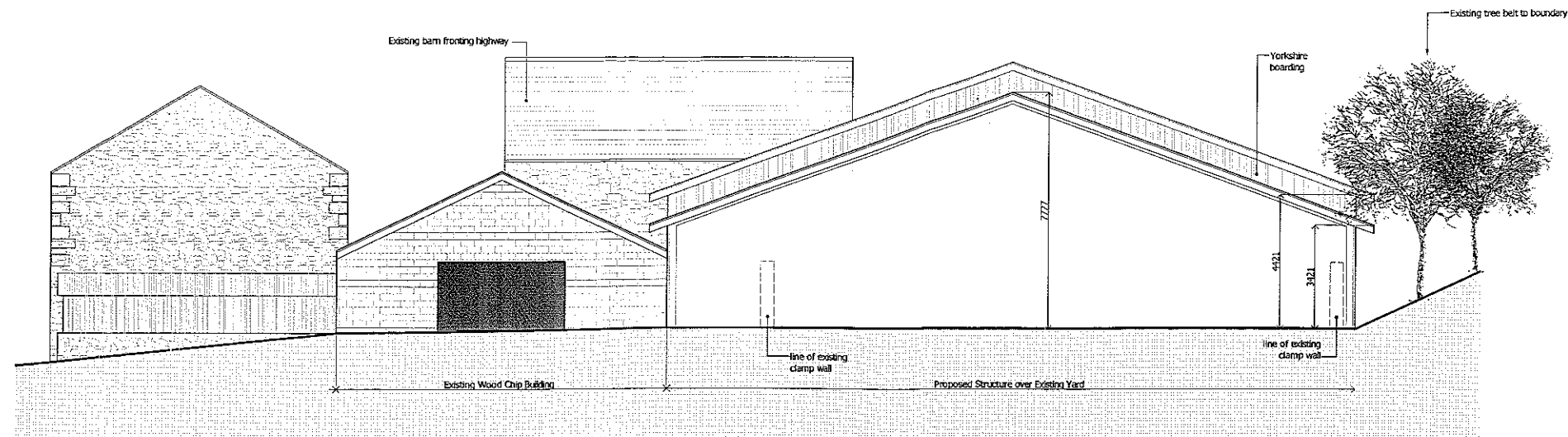
5.0 ACCESS

The existing site access will remain unchanged as will off-road parking.

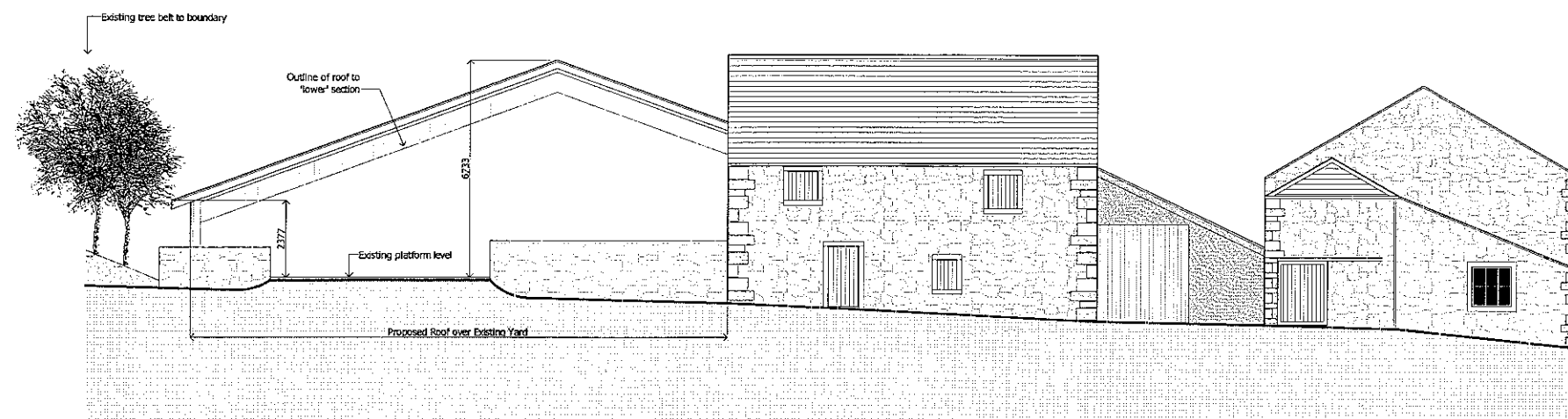
6.0 PLANNING POLICY

In developing the design proposals due regard has been given to relevant saved policies of The Ribble Valley Districtwide Local Plan, particularly policies EMP8 (Established firms outside settlements), G5 (Development outside village boundaries), ENV24 (Renewable energy), ENV25 (Assessment for renewable energy) and ENV1 (Forest of Bowland AONB).

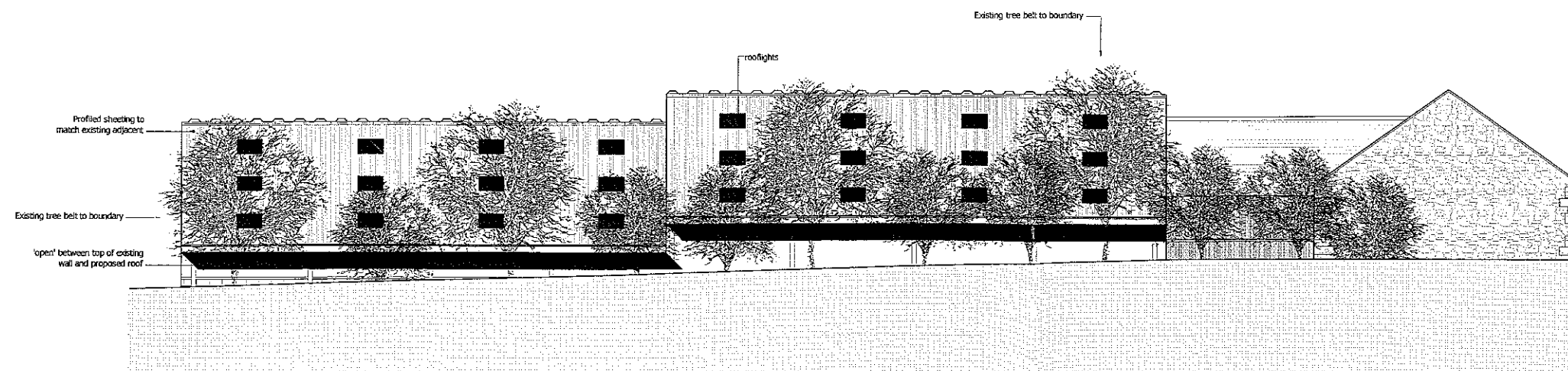
It is submitted that the scheme as proposed and which forms part of this application more than adequately meets policy tests.



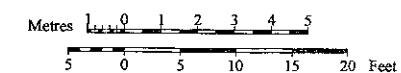
Proposed South Elevation



Proposed Elevation from Public Highway (north)



Proposed East Elevation



NOTES

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Dimensions should not be scaled. All dimensions to be checked on site by the contractor prior to commencement of the work.

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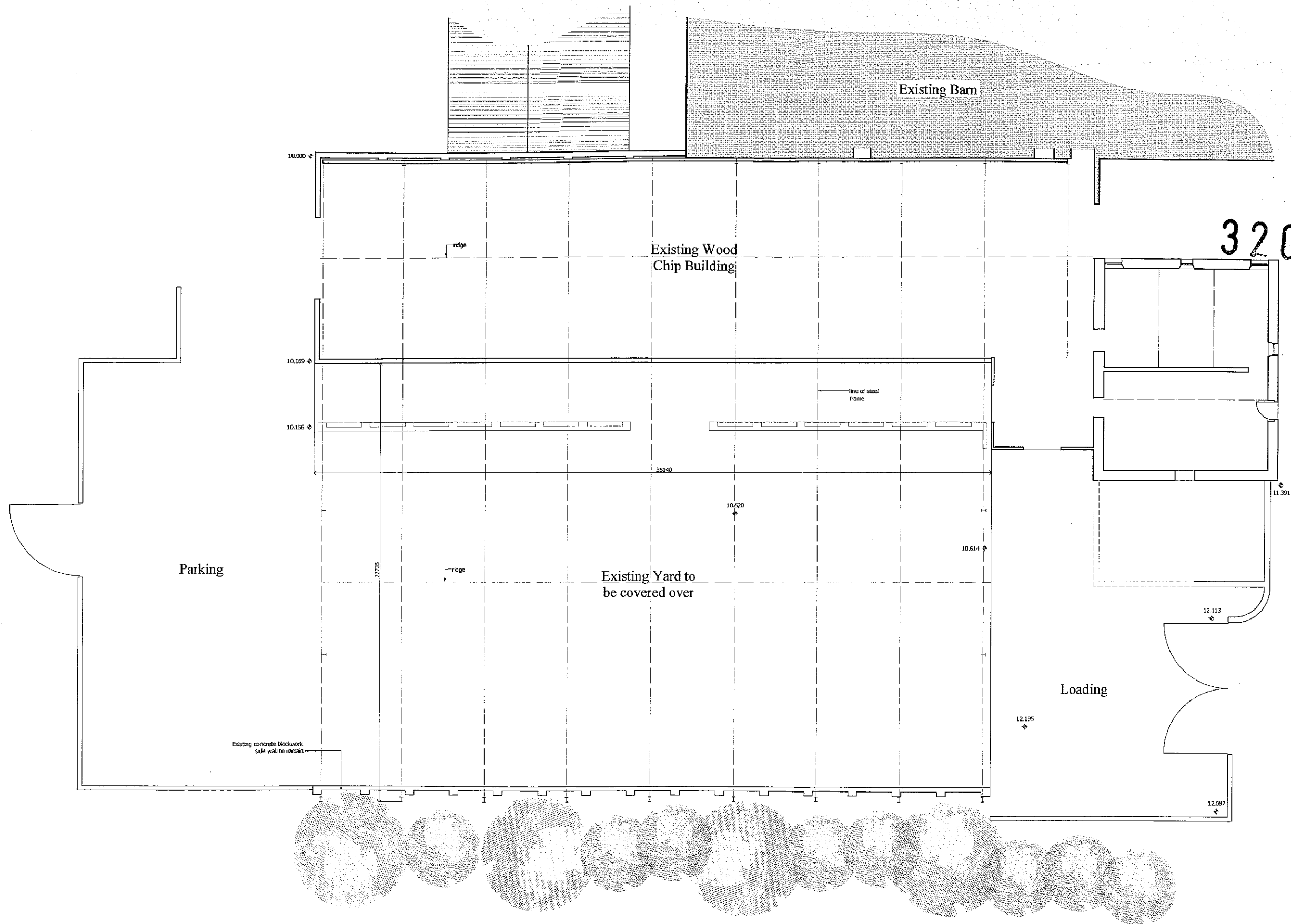
Revision	Date
A Detail added to elevations	02.VI.11

Marshal Peters Assoc. Ltd.
Chartered Building Surveyors
RICS
Office 4 Br. & side Bar 1
Downham
Chilworth
Lancashire
BB7 4BP
Telephone: 01200 440450
Facsimile: 01200 440472
Email: info@marshalpeters.com

PROPOSED COVERED YARD
at
SMITHFIELD FARM
T WISTON LANE
DOWNHAM for
Bowland Bioenergy Ltd.

Title
ELEVATIONS

Drawing no.	Revision
2272: 10	A
Scale 1:100 @ A1	Drawn Date May '11



320110423P

Proposed Plan

NOTES

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Dimensions should not be scaled. All dimensions to be checked on site by the contractor prior to commencement of the works.

Revision	Date

Marshal Peters Assoc. Ltd.
Chartered Building Surveyors



Office: 4 Brookside Bar,
Downham
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Lincolnshire
PE37 4BP

Telephone: 01200 446650
Facsimile: 01200 446612
Email: survey@marshalpeters.com

PROPOSED COVERED YARD
at
SMITHFIELD FARM
TWISTON LANE
DOWNHAM for
Bowland Bioenergy Ltd.

Title
PLAN

Drawing no. 2272: 11

Scale 1:100 @ A1 Date May '11