



RIBBLE VALLEY
BOROUGH COUNCIL

07 JUN 2011

FOR THE
ATTENTION OF

For office use only

Application No. 320110430P

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 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:	Mr & Mrs	First name:	JF & JA	Surname:	Wells
Company name:					
Street address:	Lynwood 41c Church Street Ribchester			Telephone number:	Country Code: National Number: Extension Number:
Town/City:	Preston			Mobile number:	
County:				Fax number:	
Country:				Email address:	
Postcode:	PR3 3YE				

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

2. Agent Name, Address and Contact Details

Title:	Mrs	First Name:	Julia	Surname:	Pye
Company name:	Farmplus Construction				
Street address:	Shay Lane			Telephone number:	Country Code: National Number: Extension Number:
Town/City:	Longridge			Mobile number:	
County:				Fax number:	
Country:	United Kingdom			Email address:	
Postcode:	PR3 3BT			jullapye1@hotmail.com	

3. Description of the Proposal

Please describe the proposed development including any change of use:

New Agricultural Livestock Building

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:
Street address:

Town/City:
County:
Postcode:

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

Easting:
Northings:

5. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

☐ Yes ☒ No

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

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

8. 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

If Yes, please provide details of the name, relationship and role:

Mr Jim Rogerson Managing Director of Farmplus is a councillor and sits on the planning committee

9. Materials

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

Walls - description:

Description of *existing* materials and finishes:

n/a

Description of *proposed* materials and finishes:

Upper Walls constructed from Vertical Clad timber space boarding, lower walls constructed from horizontal timber stock cladding

Roof - description:

Description of *existing* materials and finishes:

n/a

Description of *proposed* materials and finishes:

Eternit Profile 6 cement fibre sheets in anthracite

Doors - description:

Description of *existing* materials and finishes:

n/a

Description of *proposed* materials and finishes:

Galvanised flat steel doors to either gable end, to allow for access to the building by stock and machinery

9. (Materials continued)

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:

Wells proposed elevations and layout
wells design and access
wells agricultural statement
wells location map

10. Vehicle Parking

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

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

11. Foul Sewage

Please state how foul sewage is to be disposed of:

Mains sewer ☐ Package treatment plant ☐ Unknown ☐
Septic tank ☐ Cess pit ☐

Other

n/a straw bedded

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:

Agricultural Land

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	0	0
Proposed employees	0	0	0

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	

21. Site Area

What is the site area?

331.84

sq metres

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:

n/a

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	Date notice served
Name: Salford Roman Catholic Diocesan Trustees Number: Suffix: Street: Wardley Hall Locality: Worsley Town: Manchester Postcode: M25 5ND	08/06/2011

Title: First name: Surname:
 Person role: Declaration date: ☒ 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

Notice recipient	Date notice served
Name: n/a sole tennant Number: Suffix: Street: Locality: Town: Postcode:	

Title: First Name: Surname:
 Person role: Declaration date: ☒ 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:

Ownership and Agricultural Tenant Notice

Town and Country Planning (General Development Procedure) Order 1995

- Note under Article 6 of application for planning permission

(to be published in a newspaper or to be served on an owner* or a tenant**)

Proposed development at (a) STYDD LODGE FARM, STYDD LANE, RABOYESTER
 I give notice that (b) MR & MRS WELLS
 is applying to the (c) RIBBLE VALLEY BOROUGH COUNCIL
 for planning permission to (d) ERECT AN AGRICULTURAL LIVESTOCK BUILDING
 Any owner* of the land or tenant** who wishes to make representations about the application should write to the Council at (e) COUNCIL OFFICES, CHURCH WALK, CLITHEROE
 by (f) 28th JUNE 2011

*"owner" means a person having a freehold interest or a leasehold interest the unexpired term of which is not less than 7 years, or, in the case of development consisting of the winning or working of minerals, a person entitled to an interest in a mineral in the land (other than oil, gas, coal, gold or silver)

**"tenant" means a tenant of an agricultural holding any part of which is comprised in the land

Statement of owner's rights

The grant of planning permission does not affect owners rights to retain or dispose of their property unless there is some provision to the contrary in an agreement or in a lease

Statement of agricultural tenants' rights

The grant of planning permission for non-agricultural development may affect agricultural tenants security of tenure

†delete where inappropriate

Signed

†On behalf of MR & MRS WELLS

Date 7th JUNE 2011

Insert:

- (a) address or location of the proposed development
- (b) applicants name
- (c) name of Council
- (d) description of the proposed development

- (e) address of Council
- (f) date giving a period of 21 days beginning with the date of service, or 14 days beginning with the date of publication, of the notice (as the case may be)

IN SUPPORT OF A PLANNING APPLICATION FOR
A NEW AGRICULTURAL LIVESTOCK BUILDING

AT

STYDD LODGE FARM, STYDD LANE, RIBCHESTER

FOR MR & MRS WELLS

HISTORY

Stydd Lodge Farm is located off Stydd Lane, Ribchester. Stydd Lane is a single track road which leads to the Roman Catholic Church of St Peter and Saint Paul which is grade II Listed and Stydd Almshouses which are grade II * Listed. Stydd Lodge Farm was built in approximately 1630 and at this time was known as 'Stidd Cottage'. It is thought locally that the cottage was given to the Catholic Church at Stydd Lodge and then became Stydd Lodge Farm.

The farm itself comprises of a traditional sandstone house, with attached barn and shippon which are original, and a number of pole barns and a modern portal framed building. The farm has been within the applicants control for two generations and was historically a small dairy farm and poultry unit.

APPLICATION

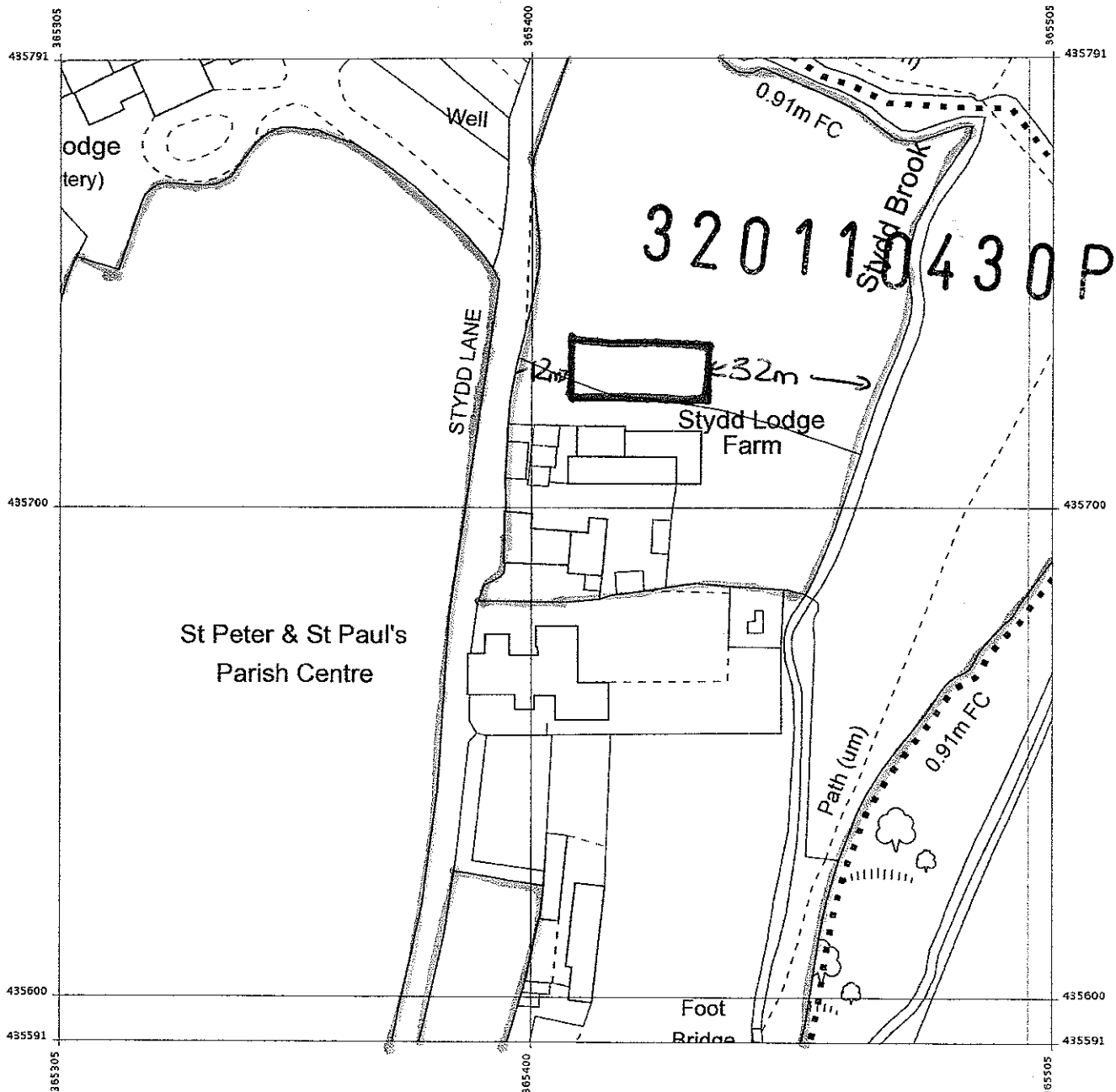
This application is for a timber clad agricultural building for the housing of the applicants livestock, which are currently housed within the stone barn on site. As detailed further in the design and access statement the stone barn has no use in terms of modern agricultural value and is causing the applicants some welfare and husbandry issues therefore a modern fit for purpose building is essential for the day to day running of the existing farming operations.

The proposed building will be sited behind the existing pole buildings on site and will go a long way to tidying up the site to ensure the view from the surrounding properties is enhanced. Although this building is sited closer to the conservation area, it is still within the built environment of the farm and will not cause any undue harm to the character of the area. By choosing a timber framed and clad building it is hoped that within a short space of time the building will naturally blend into the surrounding area.

SITE AND SURROUNDINGS / IMPACT

Stydd Lane is approximately 1.5 miles outside of the village settlement of Ribchester Village. The lane itself is a single track and is in a rural area. The lane itself has significant documented history to the Catholic Church with St Peter and St Pauls Church (Stydd Lodge) is one of the earliest Catholic Churches in Lancashire. The Almshouses further up Stydd Lane are grade II* listed and were constructed in 1725 after the local landowner left money in his will to provide property for the poor in the area.

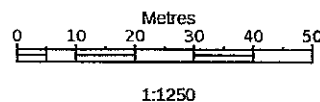
The erection of this building will not have any detrimental impact on these buildings by virtue of their size, scale, design and location, and also the extensive hedging and mature trees along Stydd Lane. However if the local authority felt it necessary the applicant would be happy to plant further trees along the boundary of the field.



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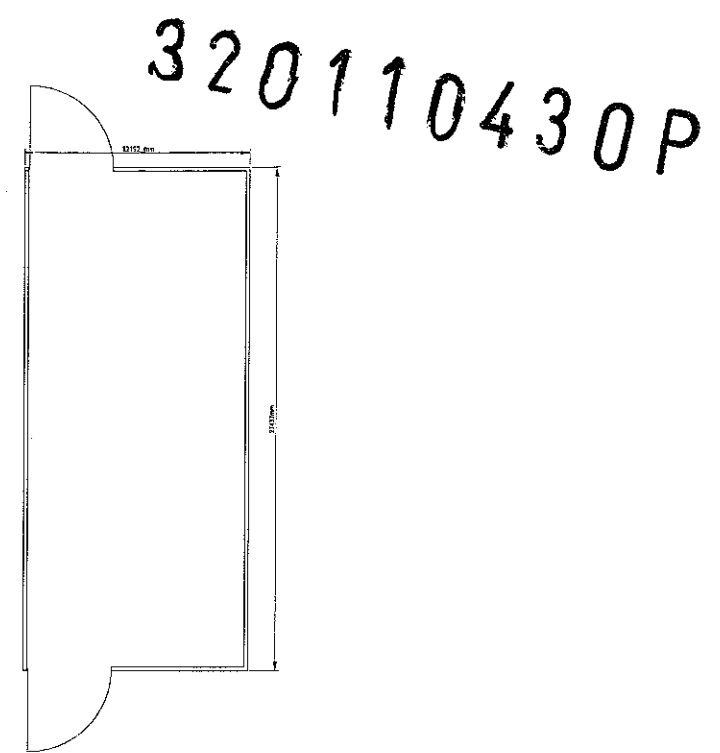
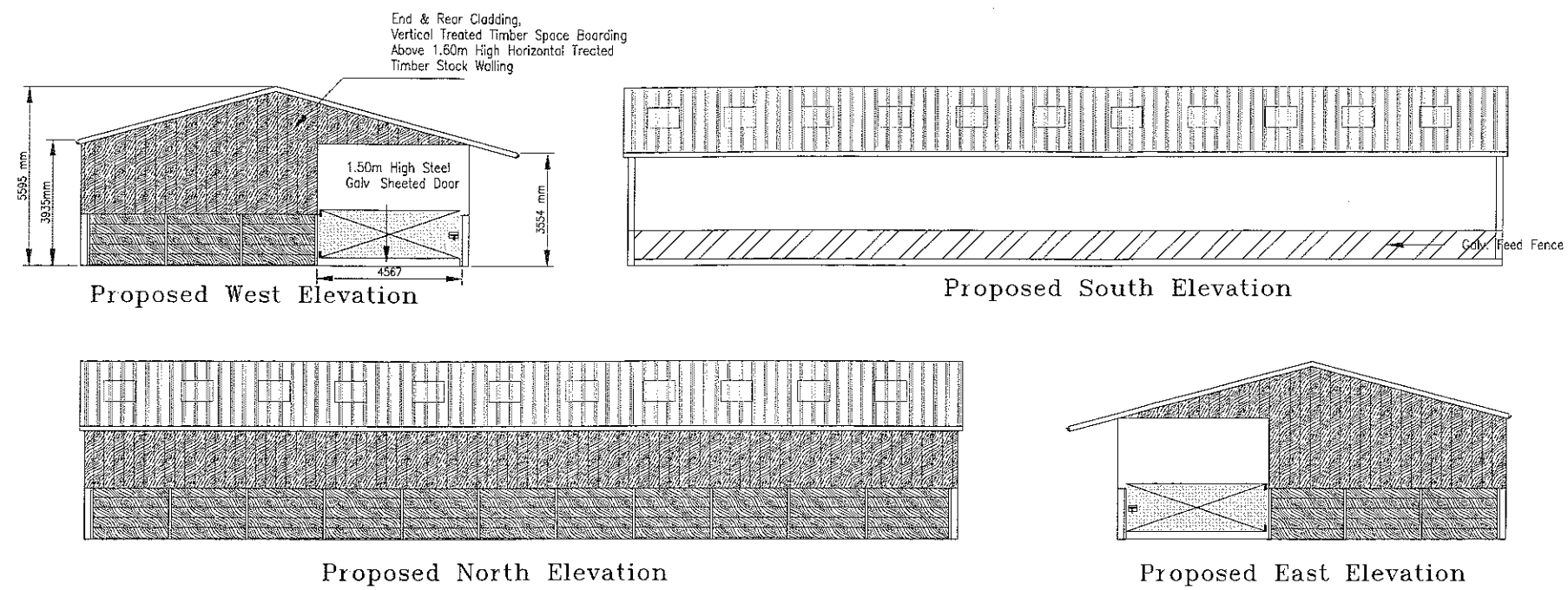
The representation of a road, track or path is no evidence of a right of way. The representation of features as lines is no evidence of a property boundary.



STYDD LODGE FARM
STYDD LANE
PRESTON
PR3 3YQ

Supplied by: Stanfords
Reference: OI275778
Centre coordinates: 365405 435691

Materials
Roof:- Eternit Cement Fibre Sheets in Anthracite
Walls :- Tanalized Timber Boarding



FARMPLUS
SHAY LANE
LONGRIDGE
PRESTON
LANCS. PR3 3BT
TEL 01772 785252

TITLE
Proposed Elevations & Layout For
A New Agricultural Livestock Building
DO NOT SCALE IF IN DOUBT ASK

File Name	Plans prepared for:	Scale	Issue
Mr & Mrs Wells	1:100		
Stydd Lodge Farm	& as shown		
Stydd Lane	Date		
Ribchester			
PR3 3YQ			
	Aug. 2010		Reference

320110430P

DESIGN AND ACCESS IN SUPPORT OF A PLANNING APPLICATION FOR

A New Agricultural Livestock Building

AT

STYDD LODGE FARM
STYDD LANE
RIBCHESTER
PR3 3YQ

AGENT

FARMPLUS
SHAY LANE
LONGRIDGE
PRESTON
PR3 3BT

JUNE 2011

Amount

One building is being applied for to house the applicants sucker cattle, the building will be sited within the built environment of the existing farm.

Use / Agricultural Need

The applicants are housing their cattle currently in a old shippon within an existing stone barn on site. In terms of welfare issues this building is now causing major problems to the applicants as the cattle have very little ventilation within the shippon. All the cows are tied up by their necks with no room in this building for their calves therefore they are having to be weaned much earlier than they should be. Along with welfare issues the building causes a great deal of labour, as the building has to be mucked out by hand either end of the day to ensure the cattle are clean, this can take up to four hours of the applicants time during the day which would be better utilised somewhere else on the farm.

The applicants have 20 sucker cows which are $\frac{3}{4}$ bred Pedigree British Blue Cattle. They calve from February to July and rear approximately 20 calves per year. These calves are sold at about 10 – 12 months old in specialist sales at the local auction marts, with some being sold for the show circuit. The applicants currently keep between 2 – 4 heifers each year to add to the herd, but due to the serious housing issue on the farm they don't have room to expand the herd in any significant numbers. The applicant has to house his cattle full time from the beginning of November due to the weather. When the cows and calves come in they have to be weaned due to the fact they can not be housed together in the shippon, this is not ideal as young calves are having to be weaned much earlier than they should be this could be as much as 2 months earlier, which has knock on effects for both the calf (stunted growth and health problems) and the cow (fitness levels). It is the applicants intention to provide a purpose built livestock building for this purpose. The cattle will then be able to be house all together with a much higher welfare standard.

In addition to the cattle the applicants have 70 breeding ewes with lambs at foot bringing their flock total to approximately 130, the lambs are sold at the local auctions as stores and some as fat. Gimmer Lambs are kept back for next years breeding stock

It is hoped that if this application is successful the applicants will be able to register for FABBLE status with DEFRA which will enable them to command a higher price for their stock, this can only be achieved in a building up to modern farming standards, as Farm Assurance status can only be granted on farms with high standards of welfare and housing.

It is testament to the applicants farming standards that they are currently producing livestock of good quality, they are having to make do with out of date buildings which are no longer fit for purpose and as stated above cause a great deal of labour costs to themselves.

The applicants are the second generation to farm at the application site with a third generation left on the tenancy. They are committed to the staying on the site and also to improving the outlook of the site which will enhance to conservation area.

In addition to the livestock the applicants farm approximately 100 acres of grassland. They make silage and hay on the land but again due to the traditional buildings on site this is also hampered. Hay has to be made in small bales approximately 2000 – 2500 bales and stored in the loft above the shippoon.

Layout

The building will consist of an open fronted building with a feed fence under a 1.2m overhang, this will ensure that the feed is kept dry. There will be a scrape passage in front of the feed fence and the cattle will be kept in straw bedded pens. This will allow the building to be flexible and ensure problem cows or calving cows can be kept separate from the rest of the herd.

The building will be constructed to the North of the existing buildings on site, and will screen their appearance, which will help to tidy up the appearance of the site considerably, which is the applicants intention.

Scale / Design

The scale of the building is in line with the livestock numbers of the holding. The design of the building has been carefully chosen to reduce any impact on the conservation area. The building will be constructed from tanalised timber to the upper and lower walls with the roof being constructed from Eternit Farmscape Profile 6 cement fibre sheets in anthracite.

Landscaping

The applicants are willing to provide further screening if the Local Authority feel it is necessary.

Access

Access to the building will be from the existing farm yard and field gate. There is adequate room for the turning and maneuvering of vehicles and room for emergency vehicles if they were ever required on site.