



RIBBLE VALLEY
BOROUGH COUNCIL

15 JUN 2011

FOR THE
ATTENTION OF

For office use only

Application No: 320110462 P

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	First name:	Ron	Surname:	Rich	
Company name:						
Street address:	Mossfield			Country Code	National Number	Extension Number
	Alston Lane			Telephone number:		
	Longridge			Mobile number:		
Town/City:	Preston			Fax number:		
County:				Email address:		
Country:	PR3 3BN					
Postcode:						
Are you an agent acting on behalf of the applicant? ☒ Yes ☐ No						

2. Agent Name, Address and Contact Details

Title:	Mr	First Name:	Geoff	Surname:	Marsden	
Company name:	Farmplus Constructions Ltd					
Street address:	Shay Lane			Country Code	National Number	Extension Number
				Telephone number:	01772 785252	
	Longridge			Mobile number:		
Town/City:	Preston			Fax number:		
County:				Email address:		
Country:	United Kingdom					
Postcode:	PR3 3BT					

3. Description of the Proposal

Please describe the proposed development including any change of use:

New Agricultural Storage Building for feed / implements and machinery

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:
Northing:

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:

Jim Rogerson 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:

Western gable upper walls constructed from Juniper Green Tin sheets BS 12 B 29, 1 bay on the southern gable and the eastern gable to be constructed from Vent Air Tin in Juniper Green BS 12 B 29 the rest of the southern elevation to be tin sheets as per west elevation. Lower walls to be constructed from concrete block

Roof - description:

Description of existing materials and finishes:

n/a

Description of proposed materials and finishes:

Eternit Farmscape profile 6 cement fibre sheets in anthracite with 2 GRP roof lights per bay

9. (Materials continued)

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Doors - description:

Description of *existing* materials and finishes:

n/a

Description of *proposed* materials and finishes:

vertical clad treated timber doors to gable and front elevation

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:

Rich elevations and ground plans

Rich Location map

Rich design and access statement

Rich Agricultural additional information form

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

storage building

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 to rear of domestic property

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

Use class/type of use		Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross new internal floorspace proposed (including changes of use) (square metres)	Net additional gross internal floorspace following development (square metres)
A1	Shops Net Tradable Area	0.0	0.0	0.0	0.0
A2	Financial and professional services	0.0	0.0	0.0	0.0
A3	Restaurants and cafes	0.0	0.0	0.0	0.0
A4	Drinking establishments	0.0	0.0	0.0	0.0
A5	Hot food takeaways	0.0	0.0	0.0	0.0
B1 (a)	Office (other than A2)	0.0	0.0	0.0	0.0
B1 (b)	Research and development	0.0	0.0	0.0	0.0
B1 (c)	Light industrial	0.0	0.0	0.0	0.0
B2	General industrial	0.0	0.0	0.0	0.0
B8	Storage or distribution	0.0	0.0	0.0	0.0
C1	Hotels and halls of residence	0.0	0.0	0.0	0.0
C2	Residential institutions	0.0	0.0	0.0	0.0
D1	Non-residential institutions	0.0	0.0	0.0	0.0
D2	Assembly and leisure	0.0	0.0	0.0	0.0
Other	Please Specify	0.0	0.0	75.0	75.0
Total		0.0	0.0	75.0	75.0

For hotels, residential institutions and hostels, please additionally indicate the loss or gain of rooms:

Use Class	Types of use	Existing rooms to be lost by change of use or demolition	Total rooms proposed (including changes of use)	Net additional rooms
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19. Employment

If known, please complete the following information regarding employees:

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	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?

74.88 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 A)

Certificate of Ownership - Certificate A

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

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.

Title: Mr First name: Geoff Surname: Marsden

Person role: Agent Declaration date: 14/06/2011 ☒ 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

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

25. Certificates (Agricultural Land Declaration - continued)

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



320110462P

74.7m

Alston Lane

The Elms

Alston Lane

The Orchard

Alston Lane

Stella Maris

Alston Lane

36 m

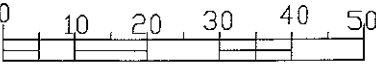
Existing Field Access

Sub Sta

Mossfield

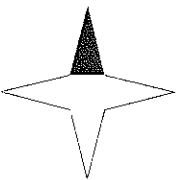
Pond

Metres



1:1250

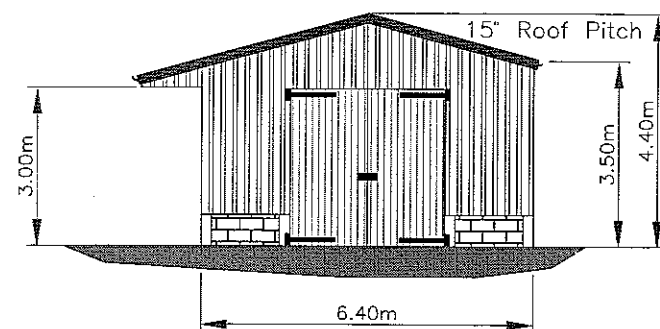
N



Mr R Rich
Mossfield
Alston Lane
Alston
Longridge

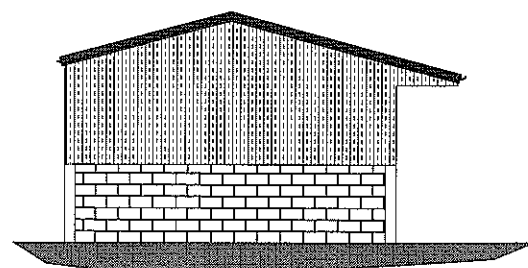
Greyfriars

320110462P



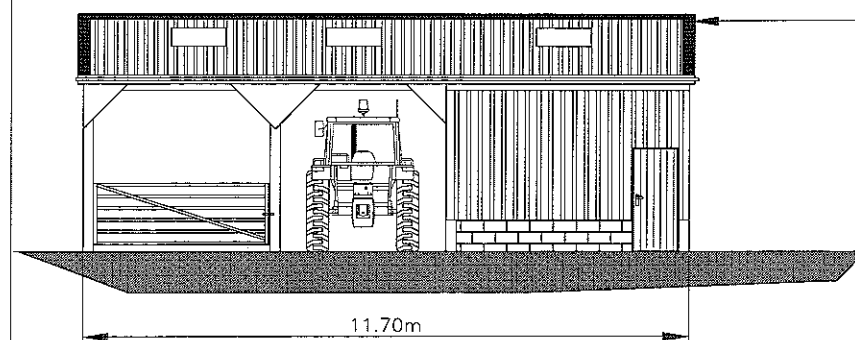
WEST FACING ELEVATION

End Cladding,
0.60m High Concrete Block
Wall With Profile Steel
Cladding Above, Colour
Juniper Green BS. 12-B-29
Pair 3.00m x 3.00m Treated
Timber Swing Doors



EAST FACING ELEVATION

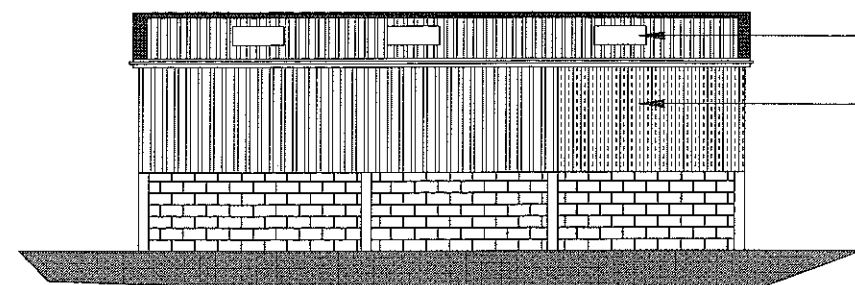
End Cladding,
1.50m High Concrete Block
Wall With Profile Steel Vent
Air Cladding Above, Colour
Juniper Green BS. 12-B-29



NORTH FACING ELEVATION

Roof:
P6R Fibre Cement Sheeting,
Colour 'Antracite' Farmscape

Single Leaf Treated Timber
PT&G Sliding Doors.

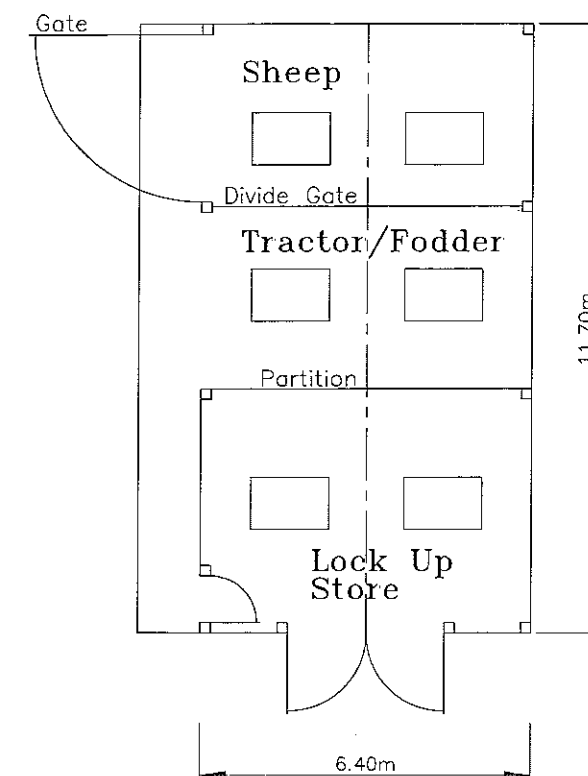


SOUTH FACING ELEVATION

G.R.P. Rooflight
3No. Per Side

1 Bay Vent Air

Rear Cladding,
1.50m High Concrete Block
Wall With Profile Steel
Cladding Above, Colour
Juniper Green BS. 12-B-29



Layout

FARMPLUS

SHAY LANE
LONGRIDGE
PRESTON
LANCS PR3 3BT
TEL 01772 785252

TITLE **Proposed Elevations & Layout For A
6.40m Span Agricultural Storage
Building.**

DO NOT SCALE IF IN DOUBT ASK

File Name 6400Porta13.6mRichPlanning

Issue

Plans prepared for:

Mr. R. Rich
Moss Field
Alston Lane
Longridge
Lancs
PR3 3BN

Scale

1:100
& as shown

Date

June 2011

Reference

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**DESIGN AND ACCESS STATEMENT
IN SUPPORT OF A PLANNING APPLICATION FOR**

A New Agricultural Storage Building

AT

**Mossfield
Alston Lane
Longridge
Preston
PR3 3BN**

For

Mr R Rich

AGENT

**Farmplus Constructions Ltd
Shay Lane
Longridge
Preston
PR3 3BT**

JUNE 2011

Amount

One building is being applied for within the applicants agricultural field to the rear of his property.

Use / Agricultural Need

The application site is 2.7 hectares of grass land the applicant owns 15 breeding ewes which lamb mid March to mid April. The lambs are sold as store lambs in the autumn. This building will provide housing for the applicants sheep during adverse weather conditions whilst they are lambing, and also provide much needed storage for the applicants feed stuffs, machinery and implements ancillary to this parcel of land such as a tractor, mower and topper.

Layout

The building will consist of two open fronted bays for the storage of the equipment / machinery and one bay to be clad in vent air tin to ensure ventilation for livestock within this part of the building.

The building will be located to the rear of the existing property with access to the building from the existing field gate. The building will not obscure the view from any of the neighbouring properties.

Scale / Design

The scale of the building is in keeping with the application site and its use to ensure that the building is fit for purpose. The design of the building has been carefully chosen to ensure that the building blends into the local vernacular without having any detrimental impact on the surrounding area. The materials of the building have been also chosen to reduce the impact of the building the Juniper Green sheeting for the side cladding of the building will enable the building to blend into the existing landscape of the field and surrounding trees and hedges.

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 track in the field off Tile Kiln Lane, there is adequate room on site for the turning and maneuvering of vehicles and room for emergency services if they were ever required on site.

3. Labour & Accommodation

Name	Age	Basis (F/t, P/t, Cas)	Hours of work/length	Main duties	Address and years

Misc

PRIVATE FAMILY USE.

Existing Dwellings

PRIVATE HOUSE.

Other Properties (incl occupiers)

Previously owned properties

Available properties in locality

4. Proposed Development/Applicant(s) Comments

Need

THE ERECTION OF A GENERAL PURPOSE TIMBER
FRAMED AGRICULTURAL BUILDING, SUITABLE TO
ACCOMMODATE, TRACTOR, IMPLEMENTS, FOODS OFF
SITING THE LAND AND GENERAL ACCOUTREMENTS
ASSOCIATED WITH THE MAINTAINENCE OF A
SMALL HOLDING

Design

PROPRIETARY DESIGN

Future Plans

NONE

5. Financial Details

N/A.

7. Farm Buildings

(Please give details of existing farm buildings and their uses)

None.