



RIBBLE VALLEY
BOROUGH COUNCIL

15 JUN 2011
FOR THE ATTENTION OF

For office use only

Application No.

320110464P

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:	Mrs	First name:	Linda	Surname:	Braithwaite
Company name:					
Street address:	Nu Farm				
	Chipping Road				
	Chaigley				
Town/City:	Clitheroe				
County:					
Country:					
Postcode:	BB7 3LT				
Telephone number:	Country Code	National Number	Extension Number		
Mobile number:					
Fax number:					
Email address:					
Are you an agent acting on behalf of the applicant? <input checked="" type="radio"/> Yes <input type="radio"/> No					

2. Agent Name, Address and Contact Details

Title:	Mrs	First Name:	Julia	Surname:	Pye
Company name:	Julia Pye				
Street address:	Hill Crest Farm				
	Startifants Lane				
	Chipping				
Town/City:	Preston				
County:					
Country:	United Kingdom				
Postcode:	PR3 2NP				
Telephone number:	Country Code	National Number	Extension Number		
		0199561878			
Mobile number:		07712658436			
Fax number:					
Email address:	juliapye1@hotmail.com				

3. Description of the Proposal

Please describe the proposed development including any change of use:

New Agricultural building for the storage of manure

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

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 to be tanalised timber yorkshire boarding lower walls to be constructed from concrete panels

Roof - description:

Description of *existing* materials and finishes:

n/

Description of *proposed* materials and finishes:

Eternit farmscape profile 6 cement fibre sheets in antracite with GRP rooflights

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:

Braithwaite elevations and ground plans
Braithwaite location plan
Braithwaite Design and access statement
Braithwaite Agricultural statement

10. Vehicle Parking

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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 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

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 ☒ NoLand where contamination is suspected for all or part of the site? ☐ Yes ☒ NoA 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	83.0	83.0
Total		0.0	0.0	83.0	83.0

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:

	Full-time	Part-time	Equivalent number of full-time
Existing employees	1	1	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?

82 62

sq.metres

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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

Please complete the following table:

	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)
--	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-----------------------------------------------------------------------------

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

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.

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:

Mrs

First name:

Julia

Surname:

Pye

Person role:

Agent

Declaration date:

15/06/2011



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	
Number:		
Suffix:		
Street:		
Locality:		
Town:		
Postcode:		

Title:

Mrs

First Name:

Julia

Surname:

Pye

Person role:

Agent

Declaration date:

15/06/2011



Declaration Made

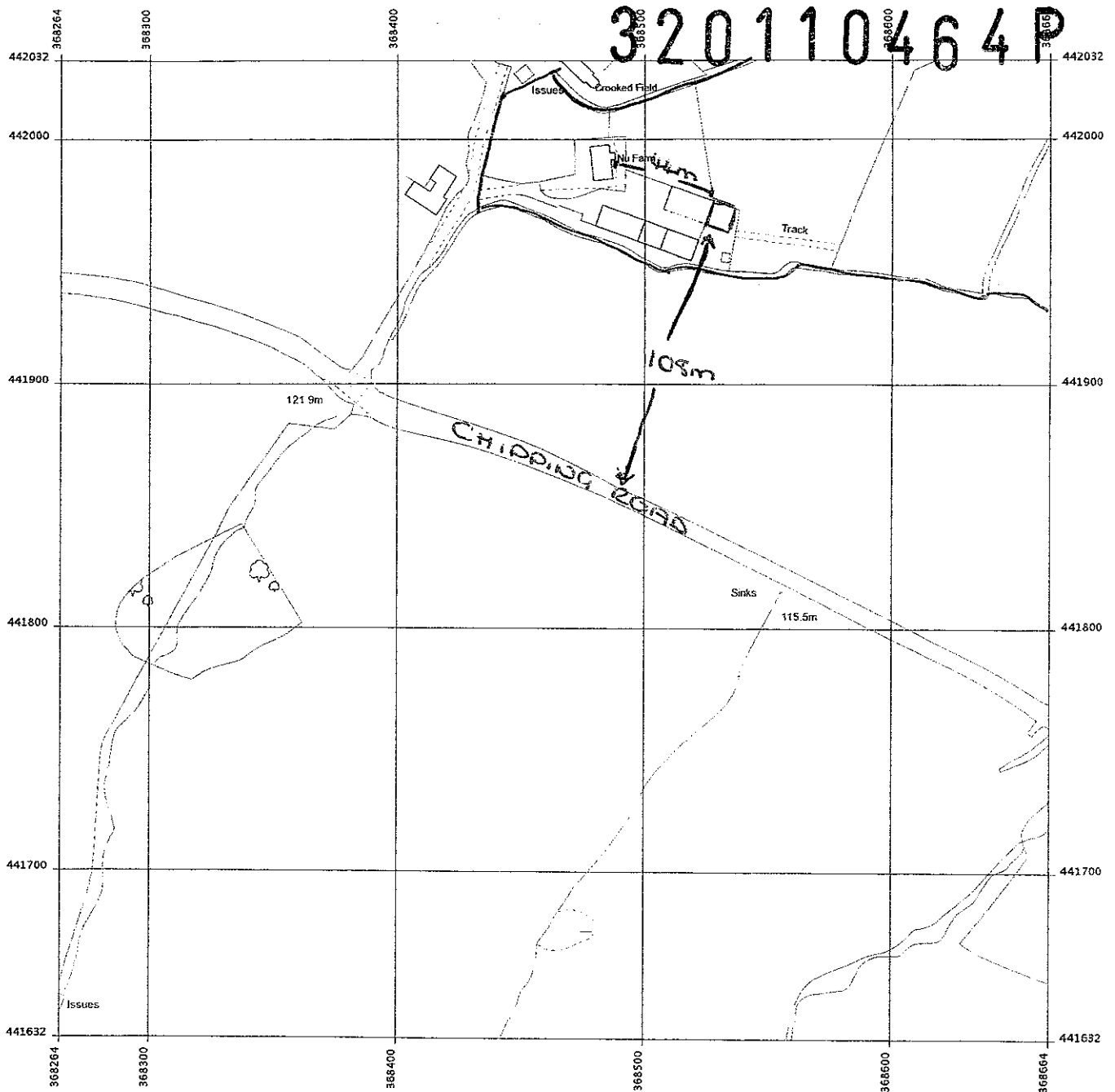
26. Declaration

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



Date

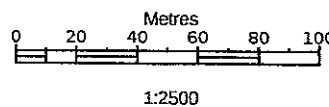
15/06/2011



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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.



Supplied by: Stanfords
Reference: OI277797
Centre coordinates: 368464 441832



NO FARM
CHIPPING ROAD
CLITHEROE
BB7 3LT

MRS L BRAITHWAITE

ADDITIONAL INFORMATION REQUIRED FOR NEW
AGRICULTURAL BUILDINGS AND FARMHOUSES

320110464P



Ribble Valley Borough Council

Application No:

21 JUN 2011

Agricultural /Countryside Planning Application

(Please note if the proposal is for a non-agricultural building questions relating to labour workforce will not be relevant)

FOR THE
ATTENTION OF

Applicant Name MRS LINDA BRAITHWAITE

Application site NEW FARM, CHIPPING ROAD, CHAIGLEY, B87 3LT

Proposed Development NEW AGRICULTURAL BOWERS MOCK HIDDEN

Previous Applications

1. Land - (Total Areas in Hectares)

Owned 90 ACRES = 36.42 hectares

Rented 30 ACRES = 12.14 hectares rented for
the past 5 years

Short-term

Land use: Pasture ☒ Meadow ☐ Crop ☐ Crop ☐

Land Quality (DA/SDA/NVZ)

2. Enterprise

Dairy: Pedigree/commercial Dairy Cows

In-calf heifers Bulling heifers Calving

Young stock Milk Quota

Beef Breeding: Suckler cows

Calving Heifers Calves

Beef Rearing: Store Cattle (ages) 250 cattle per year

Calves Age at purchase 3 months Age at sale 14 months Bulls

Sheep: Pedigree/commercial Breeding ewes 120 Lambs 220 Store sheep

Lambing period FEB - APRIL Lambing location ON SITE

Other

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3. Labour & Accommodation

Name	Age	Basis (F/t, P/t, Cas)	Hours of work/length	Main duties	Address and years
LINDA BEATHWAITE	51	FT	70	EVERYTHING	20+ YEARS
BECKY BEATHWAITE	17	PT	20	GENERAL	17 YEARS
1					

Misc

Existing Dwellings 1 DWELLING ON SITE

Other Properties (incl occupiers) N/A

Previously owned properties N/A

Available properties in locality N/A

4. Proposed Development/Applicant(s) Comments

Need See Design & Access

Siting See Design & Access

Design See Design & Access

Future Plans N/A

5. Financial Details

N/A

7. Farm Buildings

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

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3 Bay livestock Building

2 more livestock buildings

Multi purpose mucking building/hay building

DESIGN AND ACCESS STATEMENT
IN SUPPORT OF A PLANNING APPLICATION FOR
AN AGRICULTURAL COVERED MUCK MIDDEN
AT
NU FARM, CHIPPING ROAD, CHAIGLEY, NR CLITHEROE, BB7 3BT

Amount

This application is for a covered muck store adjacent the existing built environment of the farm. The applicant is a beef and sheep farmer with 120 acres of land 90 of which are owned and 30 rented on a yearly FBT however the applicant has farmed this land for approximately 5 years continually. The applicant buys cattle in at approximately 3 months of age and rears them to about 14 months of age when they are sold at the local auction marts as store cattle. In addition to the cattle on the farm the applicant has a commercial flock of 120 breeding ewes which she lambs from February – April. All lambs are sold as fat from April onwards, with 20 gimmer lambs being kept back each year as replacements.

Use

The proposed building will provide under cover storage for manure produced on the farm. The applicant is applying for this building along with a grant from Natural England under catchment sensitive farming. The manure on site is currently stored outside on the yard area for 3 – 4 months before being spread on the land. By providing a covered area for this manure it ensures that all the nitrates available are retained in the manure which in turn acts as good fertiliser for the pasture land. When undercover the manure is not subject to adverse weather conditions which reduce the nitrate content of the soil and can produce run off of dirty water into the ground water sources. The Ribble Valley has been targeted by Natural England as being a Catchment Sensitive Target area and they are working alongside the environment agency to reduce pollution into the ground water and river sources, therefore for the applicant to comply with these regulations this building is essential.

Layout

The proposed building will be sited off the existing buildings on site which can be clearly seen on the location map accompanying the planning application. The building will provide two bays of storage for the bedding manure produced from the

applicant's livestock which will be kept dry until it is needed on the surrounding fields. The proposed building is well within the existing built environment of the existing farm and will not cause any detrimental impact on the surrounding area.

Scale

The scale of the building is in keeping with the amount of manure produced on site and also in keeping with the other buildings on site. The width of the building is per the building adjacent to it 9.09m and the eaves and ridge heights remain as the existing buildings.

Landscaping

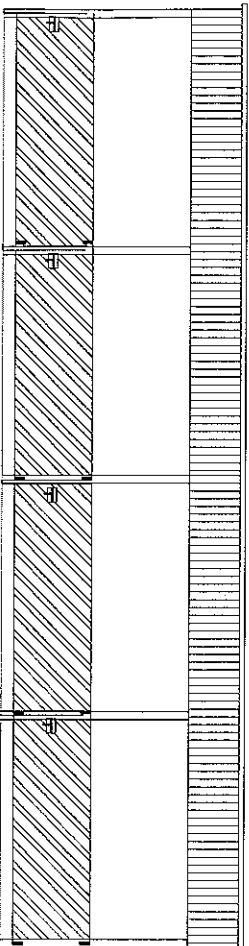
No hard or soft landscaping is proposed as part of this application.

Appearance

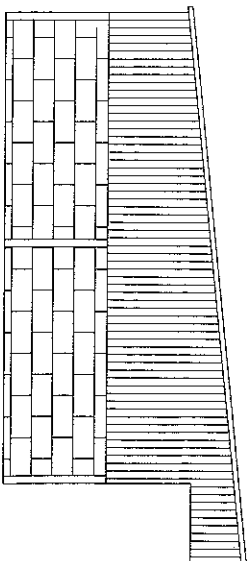
The appearance of the building has been designed to reflect a modern agricultural building of this type whilst taking the surrounding buildings into account. The choice of materials will ensure that the roof and side cladding will ensure the building blends into its surroundings whilst being designed for purpose.

Access

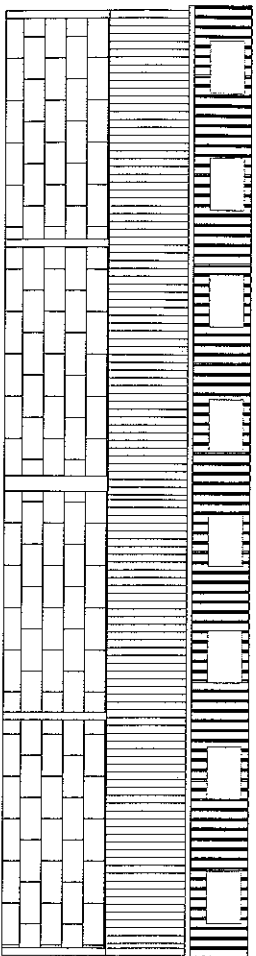
Access to the site will remain as existing and there is adequate room for the turning and manovering of vehicles and room for emergency vehicles if they were ever required on site



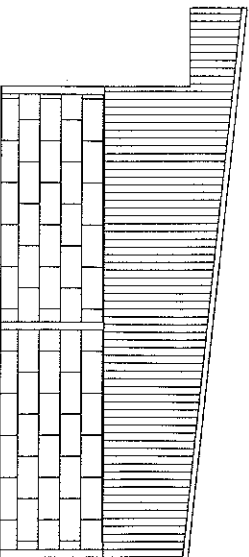
Existing South Elevation



Existing West Elevation



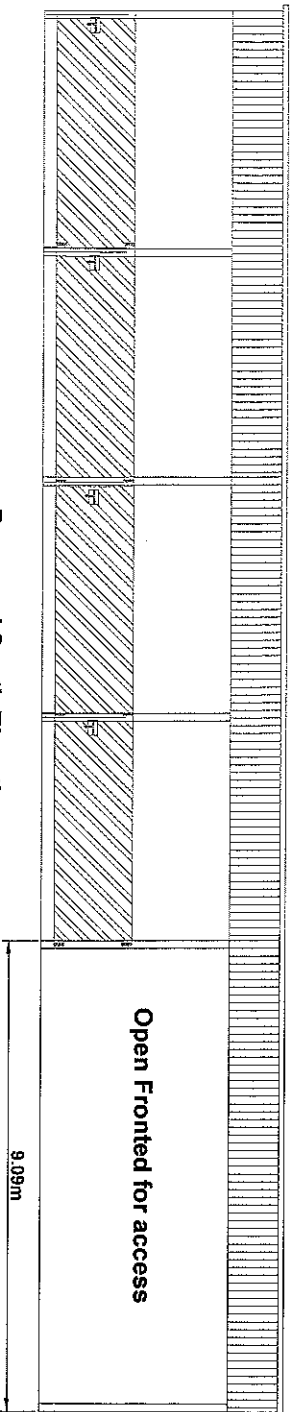
Existing North Elevation



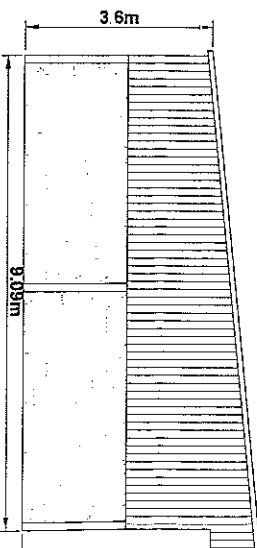
Existing East Elevation

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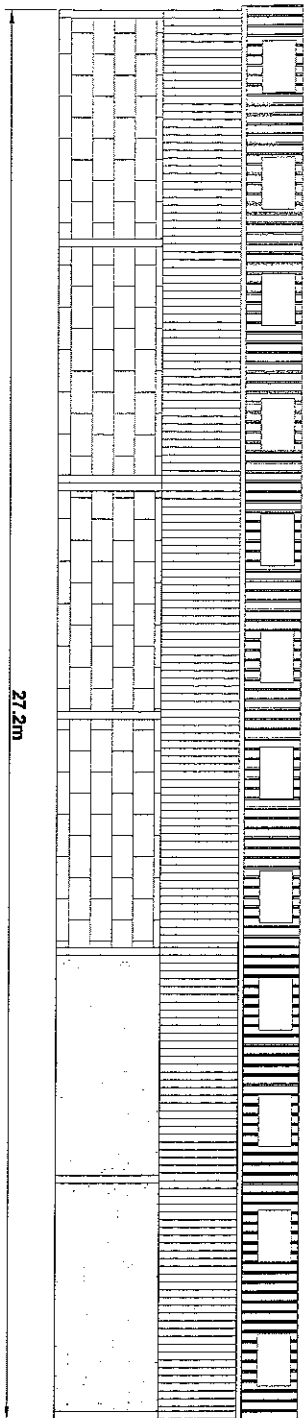
Materials:- Roof Eternit Farnscape Profile 6 cement fibre sheets in Natural Grey. Walls, Upper Walls to be constructed from tanalised timber Yorkshire boarding with lower walls constructed from concrete stock panels



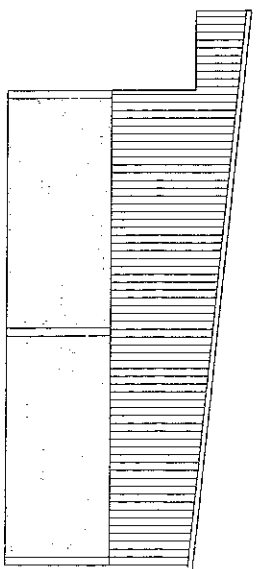
Proposed South Elevation



Proposed West Elevation



Proposed North Elevation



Proposed East Elevation

320110464P

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SD6842 5849 (3) 10.22

SD6842 5855 (5) 1.1

SD6842 8118 (8) 2.38

SD6842 8710 (9) 0.64

SD6842 8831 (10) 1.30

SD6842 9703 (11) 0.63

SD6841 5238 (2) 1.21

SD6841 6398 (4) 0.64

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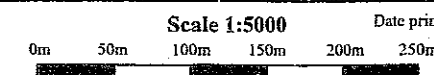
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Main Holding Number
21/115/0118

IACS 2002 Information

Print Name : LINDA N. BRAITHWAITE

Signed Walter Bruchman Date : 30-7-08



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