



RIBBLE VALLEY
BOROUGH COUNCIL

FOR THE
ATTENTION OF

27 JUL 2011

For office use only

Application No

Date received

Fee paid £

Receipt No:

320110601P

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:	Michael	Surname:	Cornthwaite		
Company name:							
Street address:	CLOSES HALL FARM				Country Code	National Number	Extension Number
	STUMP CROSS LANE				Telephone number:		
	BOLTON BY BOWLAND				Mobile number:		
Town/City:	Clitheroe				Fax number:		
County:					Email address:		
Country:							
Postcode:	BB7 4LX						
Are you an agent acting on behalf of the applicant? ☒ Yes ☐ No							

2. Agent Name, Address and Contact Details

Title:		First Name:	Melanie	Surname:	Lawrenson		
Company name:	ML Planning Ltd						
Street address:	2 Nightingale Way				Country Code	National Number	Extension Number
	Catterall				Telephone number:	01995 600733	
	Garstang				Mobile number:		
Town/City:	Preston				Fax number:		
County:	Lancashire				Email address:		
Country:	United Kingdom						
Postcode:	PR3 1TQ						
					mel@mlplanning.co.uk		

3. Description of the Proposal

Please describe the proposed development including any change of use:

AGRICULTURAL LIVESTOCK BUILDING (DAIRY CATTLE)

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:	CLOSES HALL FARM		
Street address:	STUMP CROSS LANE		
	BOLTON BY BOWLAND		
Town/City:	CLITHEROE		
County:			
Postcode:	BB7 4LX		

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

Easting:	380445
Northing:	450588

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:

CONCRETE PANELS AND TANALIZED TIMBER YORKSHIRE BOARDS

Description of *proposed* materials and finishes:

CONCRETE PANELS AND TANALIZED TIMBER YORKSHIRE BOARDS

Roof - description:

Description of *existing* materials and finishes:

NATURAL GREY PROFILE 6 CEMENT FIBRE SHEETS

Description of *proposed* materials and finishes:

NATURAL GREY PROFILE 6 CEMENT FIBRE SHEETS

Doors - description:

Description of *existing* materials and finishes:

FLAT SHEETED TIN GATES

Description of *proposed* materials and finishes:

FLAT SHEETED TIN GATES

9. (Materials continued)

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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:

ML/MC/5026 ELEVATIONS AND GROUND PLAN
LOCATION PLAN
LAND HOLDINGS MAP
DESIGN AND ACCESS

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)	4	4	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

slurry store

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

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	703.7	703.7
Total		0.0	0.0	703.7	703.7

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	4	2	0
Proposed employees	4	2	0

20. Hours of Opening

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

Use	Monday to Friday Start Time	Monday to Friday End Time	Saturday Start Time	Saturday End Time	Sunday and Bank Holidays Start Time	Sunday and Bank Holidays End Time	Not Known
Other							☒

21. Site Area

What is the site area?

703.7

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:

KEEPING OF AGRICULTURAL LIVESTOCK

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: Mrs First name: MELANIE Surname: LAWRENSON

Person role: Agent Declaration date: 26/07/2011 ☒ 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: Mrs First Name: MELANIE Surname: LAWRENSON

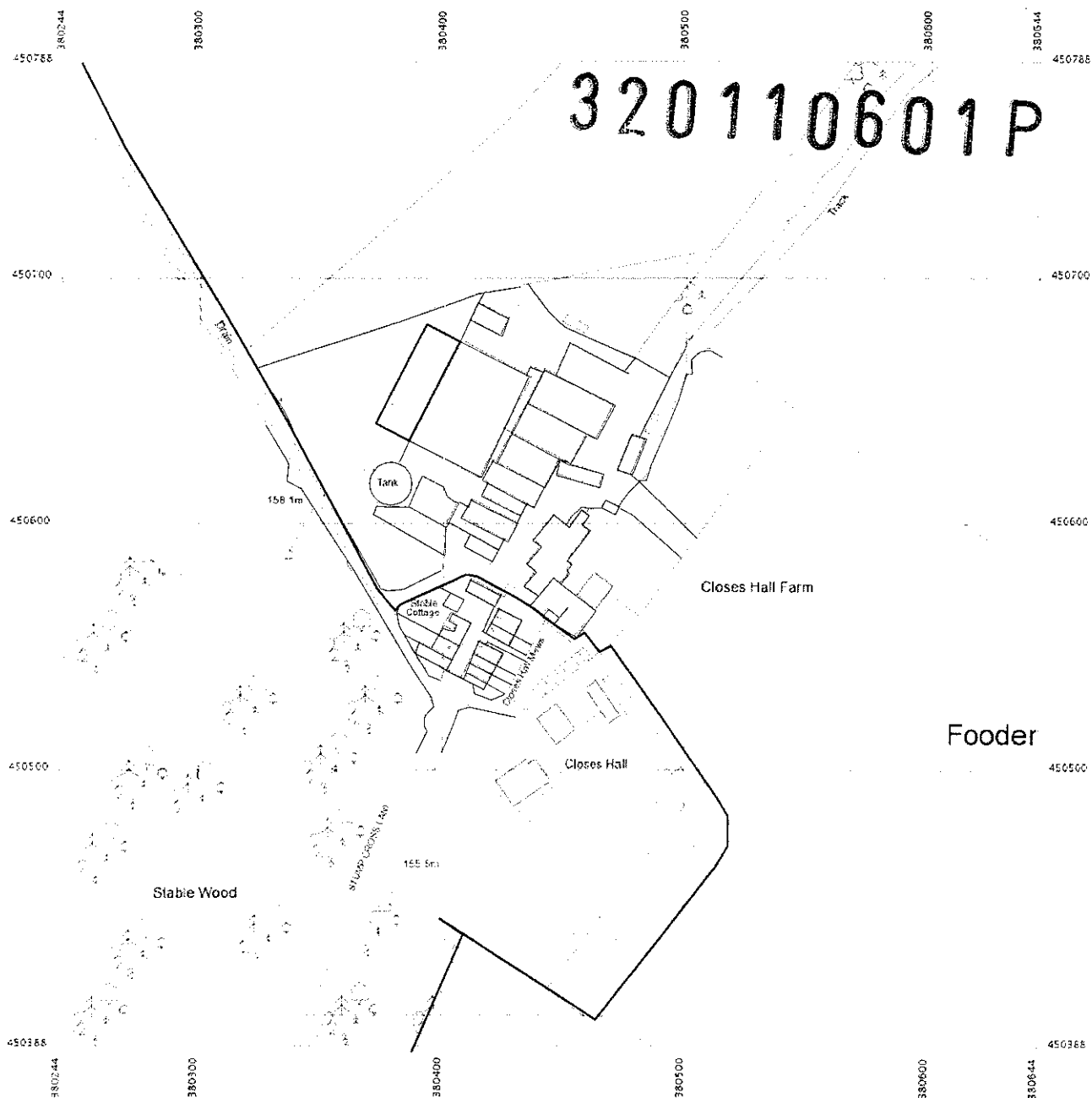
Person role: Agent Declaration date: 26/07/2011 ☒ Declaration Made

26. Declaration

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



Date: 26/07/2011



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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.

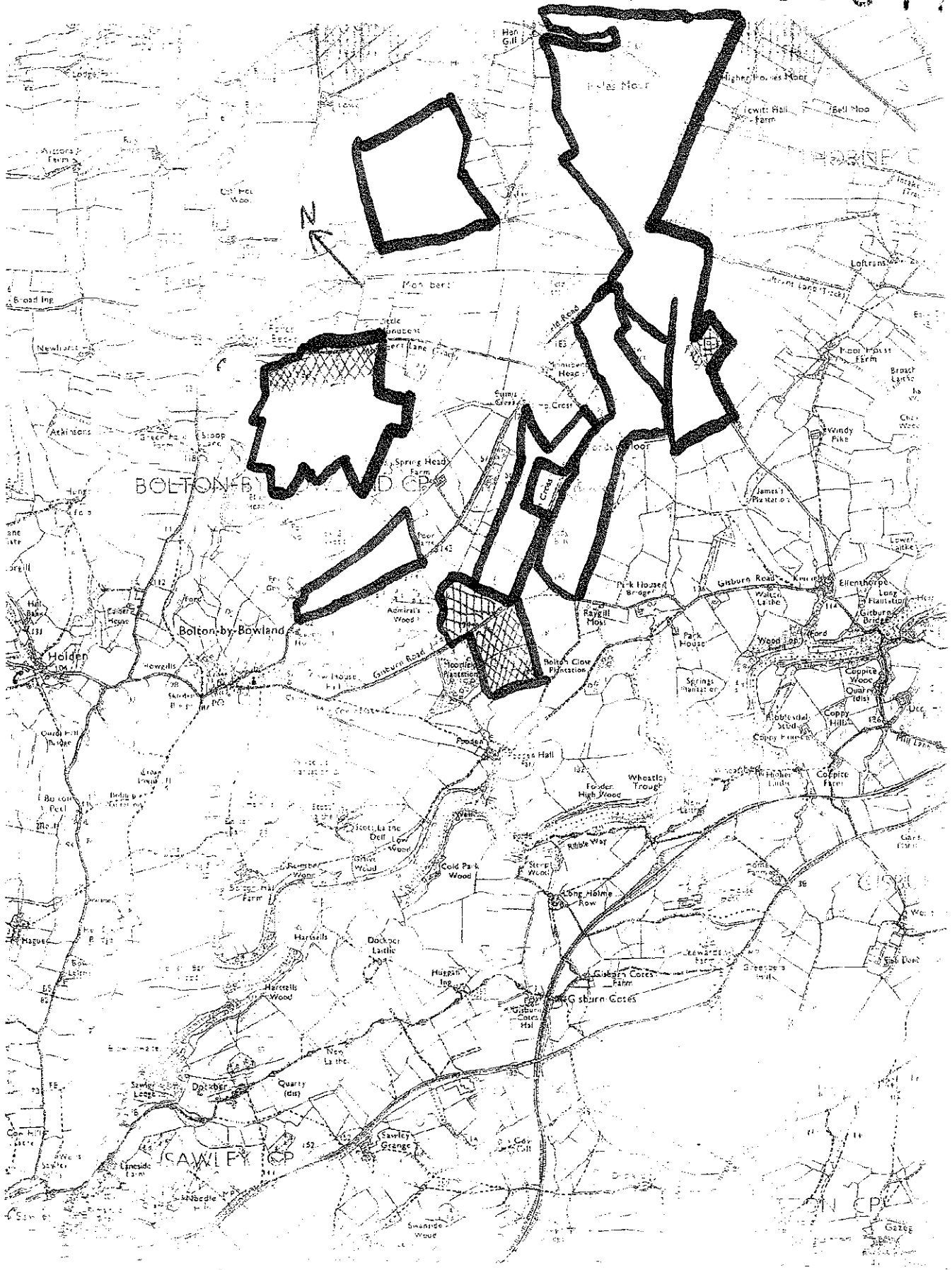
Metres
0 20 40 60 80 100
1:2500



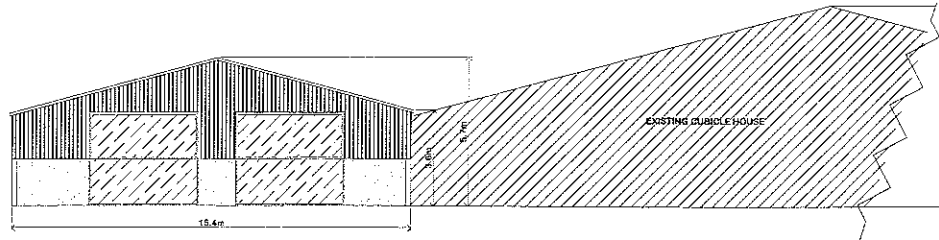
CLOSES HALL FARM
STUMP CROSS LANE
CLITHEROE
BB7 4LX

Supplied by: Stanfords
Reference: 01289383
Centre coordinates: 380444 450588

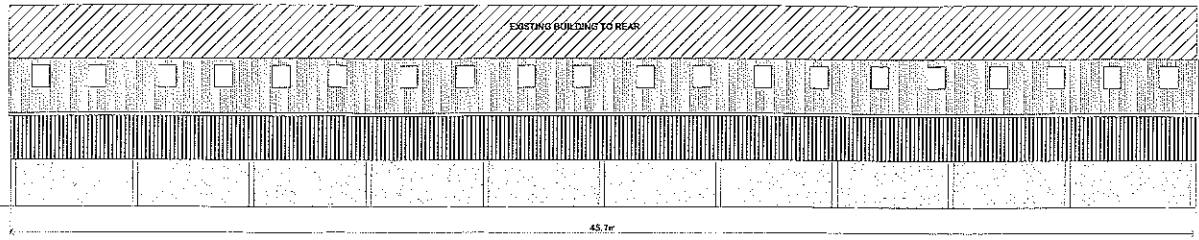
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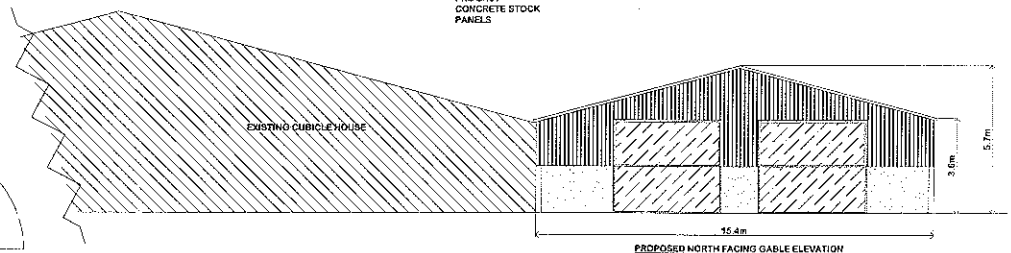


PROPOSED SOUTH FACING GABLE ELEVATION

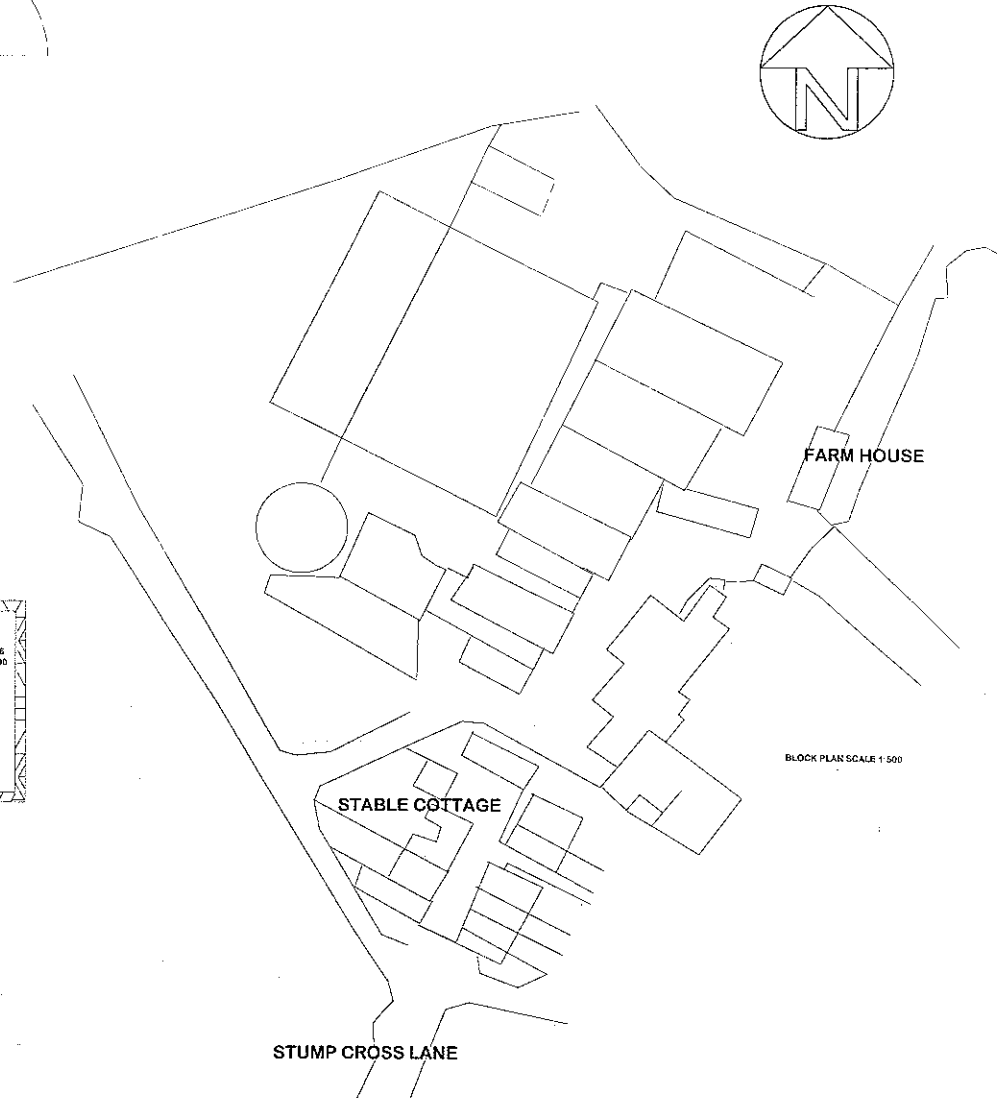
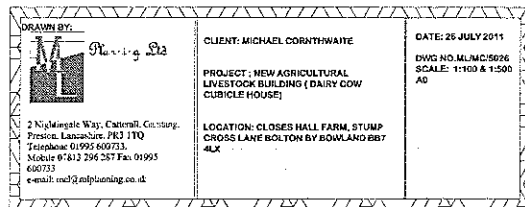
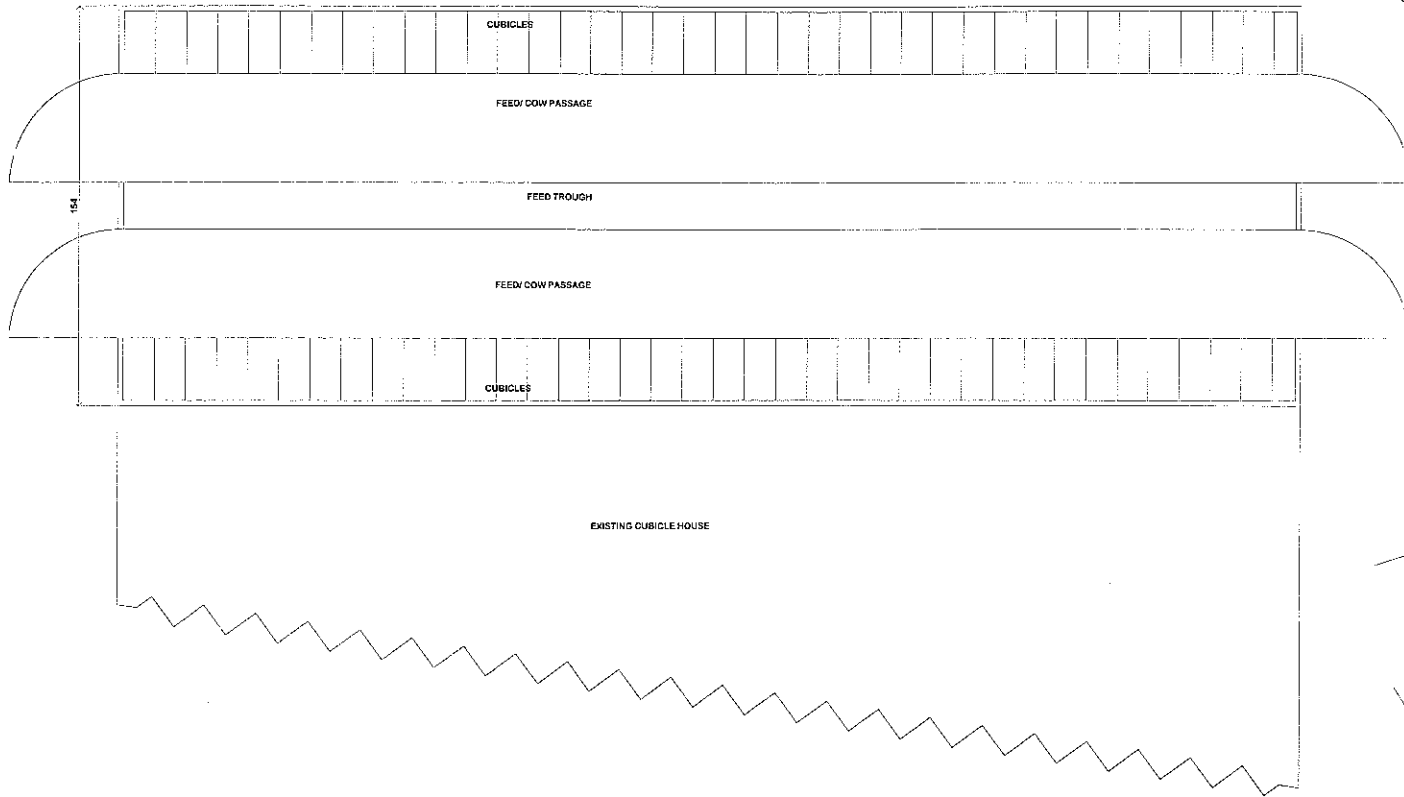


PROPOSED WEST FACING SIDE
ELEVATION (EAST FACING SIDE AGAINST
EXISTING)

MATERIALS:- ROOF
NATURAL GREY
PROFILE & CEMENT
FIBRE SHEETS
WALLS:- TANAIZED
TIMBER YORKSHIRE
BOARDS WITH
LOWER WALLS IN
PRE CAST
CONCRETE STOCK
PANELS



PROPOSED NORTH FACING GABLE ELEVATION



FARM HOUSE

BLOCK PLAN SCALE 1-500

STUMP CROSS LANE

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**ADDITIONAL INFORMATION REQUIRED FOR NEW
AGRICULTURAL BUILDINGS AND FARMHOUSES**



Ribble Valley Borough Council

Application No:

Agricultural /Countryside Planning Application

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

Applicant Name MICHAEL CORNTHWAITE
 Application site CLOSES HALL FARM, BOSTON - BT - BOWLAND
 Proposed Development LUBRIC HOUSE & FEED MIXING ROOMS BB74 LX
 Previous Applications 3/2004/0788 3/2003/0070
3/1994/0020 3/1992/0303

1. Land

Owned 87 ACRES

Rented 186 Full Time (2nd Generation)
580 ACRES F.B.T. & SHOPS LETS

Short-term

Land use: Pasture 50% Meadow 50% Crop NIL Crop NIL

Land Quality (DA SDA/NVZ)

2. Enterprise

Dairy: Pedigree commercial Dairy Cows 350 PEDIGREE HOLSTEIN DAIRES CATTLE

In-calf heifers 80 Bulling heifers 110 Calving 20

Young stock 190 Milk Output 3m litres

Beef Breeding suckler cows NIL

Calving N/A Heifers N/A Calves N/A

Beef Rearing: Store Cattle (ages)

80 Below 1000S

Calves Age at purchase Age at sale Butts

Sheep: Pedigree commercial Breeding ewes 1100 Lambs 1800 Store sheep

Lambing period Jan - Mar Lambing location ADWELL ABBEY

Other

3. Labour & Accommodation

Name	Age	Basis (F/T, P/T, Cas)	Hours of work/length	Main duties	Address and years
M. GLOSON		F/T	60		
G. JONES		F/T	60		
PAUL		F/T	60		
RUSSEL MOORE		P/T	39		
JAMES I. ADAMS		P/T	30		

Misc

1 FARM HOUSE

Existing Dwellings

1 FARM WORKERS FLAT

Other Properties (incl. occupiers)

Previously owned properties

Available properties in locality

4. Proposed Development Applicant's Comments

Need PRESENT NEED NOT ENOUGH HOUSING

Siting Off side of existing

Design Portal frame modern agricultural building

Future Plans N/A

5. Financial Details

LOAN APPROVED

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7. Farm Buildings

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

EXISTING SHEDS FOR

252 CATTLE

+ YOUNGSTOCK TO 6495

Design and Access Statement

**In Support of a Planning Application for
New Agricultural Livestock Building**

**Closes Hall Farm
Stump Cross Lane
Bolton By Bowland
Lancashire
BB7 4LX**

Michael Cornthwaite

Amount

One new building is being applied for to house the applicant's dairy herd, as the existing facilities are inadequate in terms of animal welfare and nutrition. The building will house part of the dairy herd in purpose built cubicle beds suitable for modern farming practices.

Use

The building will be used as a cubicle shed to house the transitional cows.

Layout

Once constructed the building will have approximately 75 cubicles scrape passages and a feed trough. The building has been designed to DEFRA standards and has taken into account larger cubicle housing for modern dairy cattle whilst utilising the space within the building to its maximum capacity.

Scale

The proposed building is 45.7 m x 15.4m with a proposed height to the eaves of 3.6m and ridge height of 5.7m. The location of the building against the backdrop of the existing farm, and coming off the side of the existing cubicle house, helps to ensure it blends into the built environment of the farm. The scale of the building is necessary to enable the applicant to house his dairy cattle to farm assured standards.

Landscaping

No landscaping is proposed as the building is just off the yard area of the existing farm.

Appearance

The building being applied for is in keeping with existing agricultural buildings on site to ensure that the proposed building blends into the built environment of the farm, and has been designed as a traditional building of this type the building will be constructed from the following

Roof:- Eternit Farmscape Profile 6 Cement Fibre sheets in Natural Grey, with a light ridge.

Walls – Tanalized Timber Yorkshire Boarding and pre cast concrete stock panels.

Access

Access to the building will be from the existing yard area, and there is adequate room on site for the turning and manoeuvring of vehicles and room for emergency services if they were ever required on site.

The Process

Closes Hall farm is a 570 acre mixed livestock farm, with 300 milk cows and followers in the pedigree Holstein Friesian dairy herd. In addition there are 1100 breeding ewes on the farm. Mr Cornthwaite employs four full time staff, and two part time staff.

In addition to the agricultural activities on the farm a diversification into livery and breeding horses exists on the farm, which is very successful and complements the agricultural unit.