



RIBBLE VALLEY
BOROUGH COUNCIL

03 AUG 2011

FOR THE
ATTENTION OF

For office use only

Application No. 320110623 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:	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 covered yard

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:

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

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	140.1	140.1
Total		0.0	0.0	140.1	140.1

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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9. Employment

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If known, please complete the following information regarding employees:

	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?

140.1

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:

03/08/2011



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:

03/08/2011



Declaration Made

26. Declaration

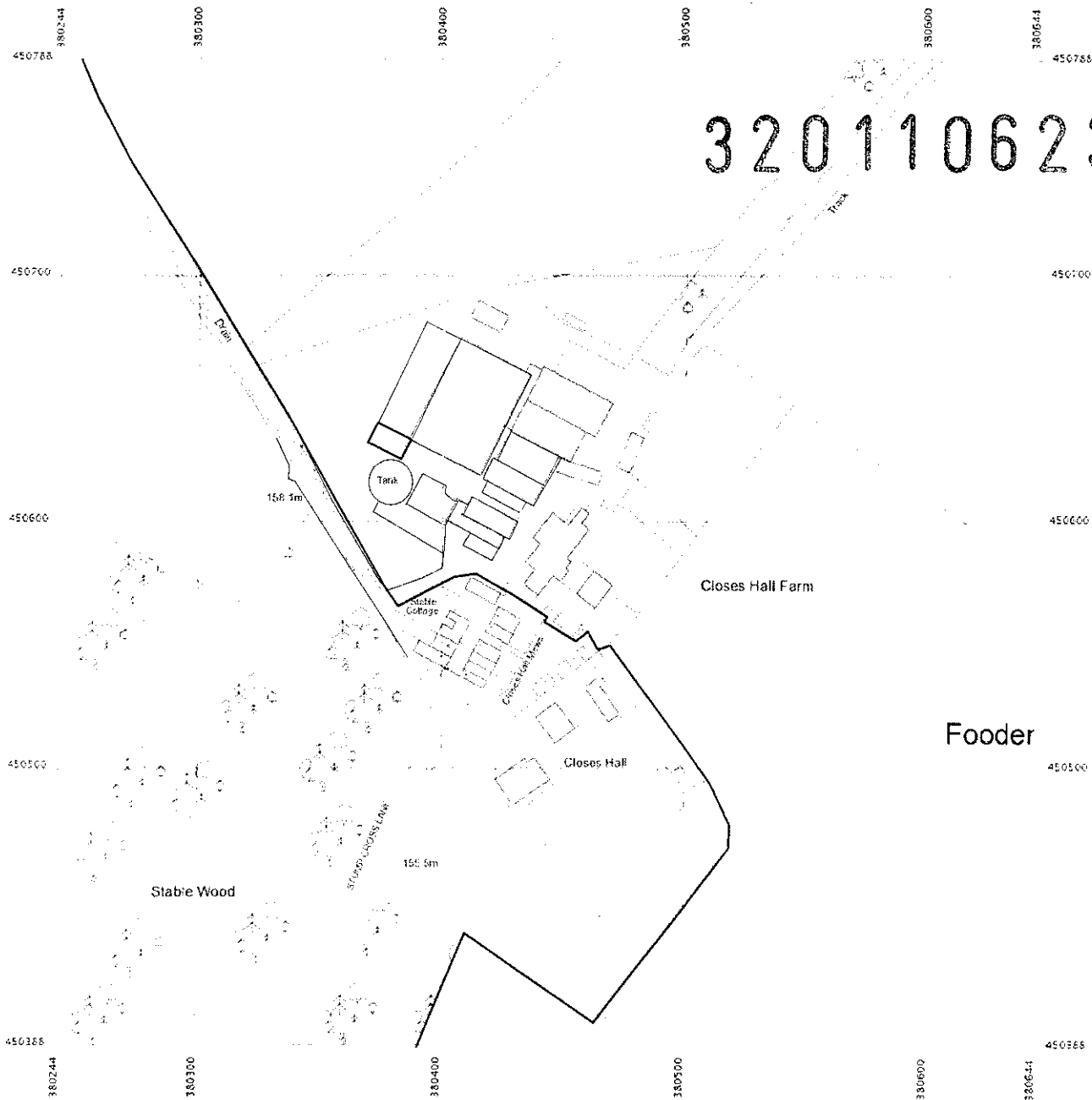
I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information.



Date

03/08/2011

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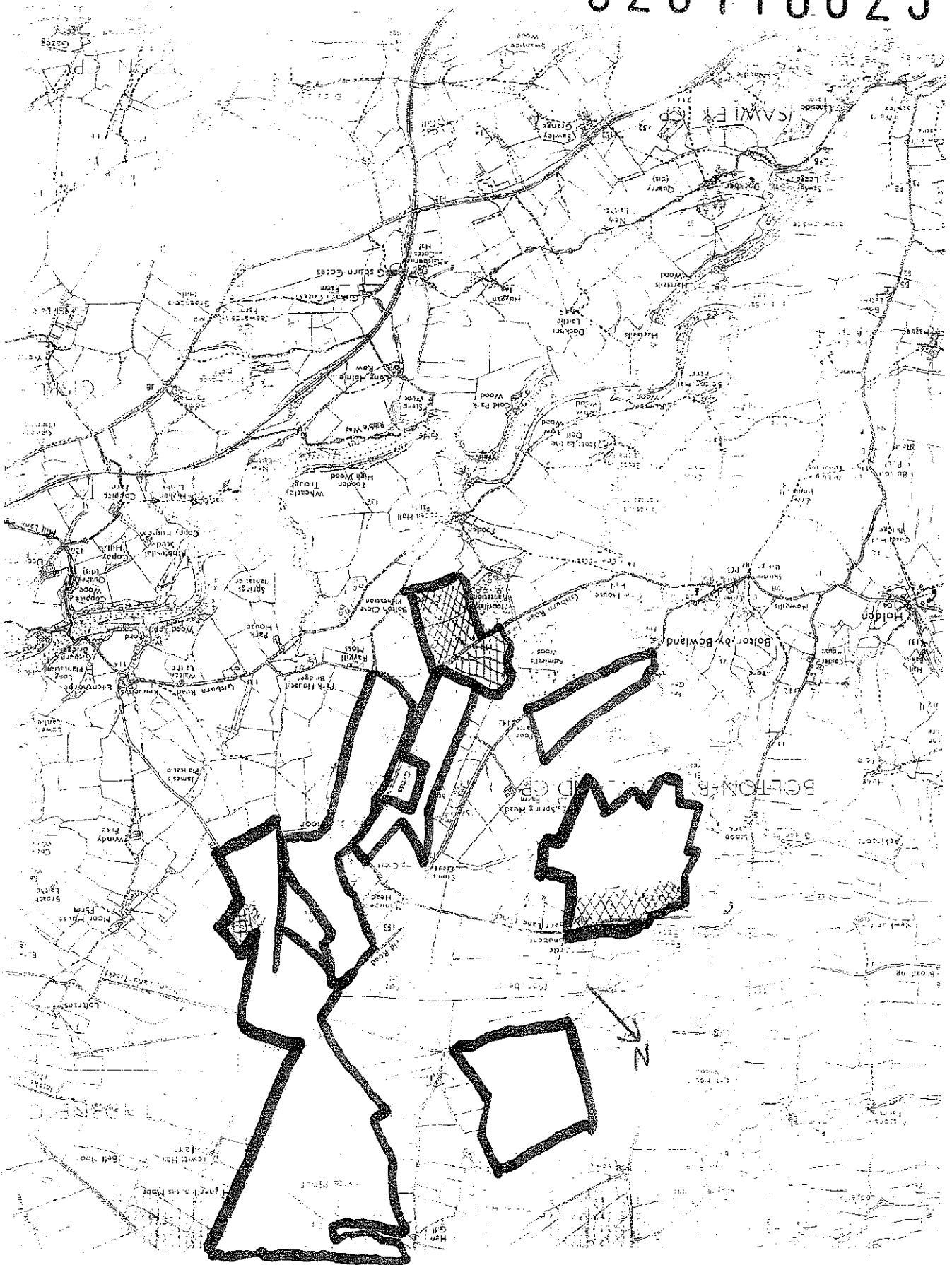
The representation of a road, track or path is no evidence of a right of way. The representation of features as lines is no evidence of a property boundary.



CLOSES HALL FARM
STUMP CROSS LANE
CLITHEROE
BB7 4LX

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

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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 indoor workforce will not be relevant)

Applicant Name MICHAEL CORNTHWAITE
 Application site CLIFFS HALL FARM, BOSTON - BT - BOSTON AND
 Proposed Development CUBIC HOUSE - FEED STORE ROOMS BB74 LX
 Previous Applications 3/2004/0788 3/2003/0070
3/1994/0020 3/1992/0303

1. Land

Owned

87 ACRES

Rented

186 FILL TERRACE (2nd Generation)
580 ACRES F.B.T. 3 SHOPS LETS

Short-term

Land use: Pasture

50%

Meadow

10%

Crop

N/A

Crop

N/A

Land Quality (DA/SDA/NVZ)

2. Enterprise

Dairy: Pedigree commercial Dairy Cows

350 PEDIGREE HOLSTEIN DAIRY CATTLE

In-calf heifers

80

Bulling heifers

110

Calving

20

Young stock

190

Milk Cows

3m (other)

Beef Breeding suckler cows

N/A

Calving

N/A

Heifers

N/A

Cows

N/A

Beef Rearing Store Cattle (ages)

80 Below 10mms

Calves

Age at purchase

Age at sale

Blas

Sheep: Pedigree commercial Breeding ewes

1100

Lambs

1800

Store sheep

Lambing period

Jan - May

Lambing location

ABOVE ALPES

Other

3. Labour & Accommodation

Name	Age	Basis (Ft, Pt, Cas)	Hours of work/length	Main duties	Address and years
M. GILSON		FT	60		
G. JONES		FT	60		
JEFF		F/T	60		
RUSSELL MOORE		PT	39		
JAMES I. BROWN		PT	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 AGREED

7. Farm Buildings

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

EXISTING SHEDS FOR

+ YOUNGSTOCK TO 61975

252 CATTLE

Design and Access Statement

In Support of a Planning Application for

COVERED AGRICULTURAL YARD

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

Michael Cornthwaite

Amount

One new building is being applied for to provide an under cover yard area, primarily for the collection of slurry from within the adjacent proposed dairy cattle housing. The location of the proposed building is off the gable of the proposed dairy building, and directly adjacent the existing ring type slurry store, it is intended that the muck from the livestock building will be scraped into the proposed building and will then be collected in an underground tank, and dispersed into the slurry store.

Use

The building will be used as an under cover yard.

Layout

The yard will be open plan with a slatted floor and an underground tank for the collection of slurry.

Scale

The proposed building is 9.1m 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 gable of the proposed new 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 provide a clean, dry working area on which to manage the dairy herd.

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.

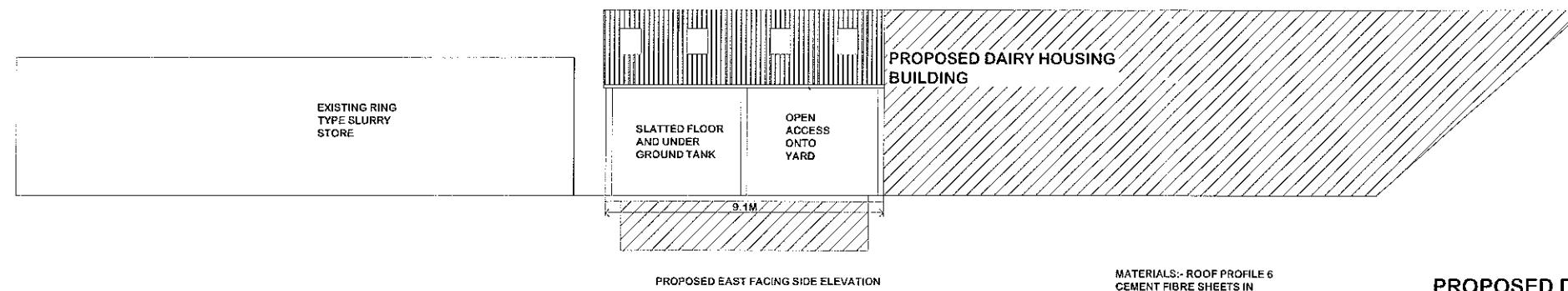
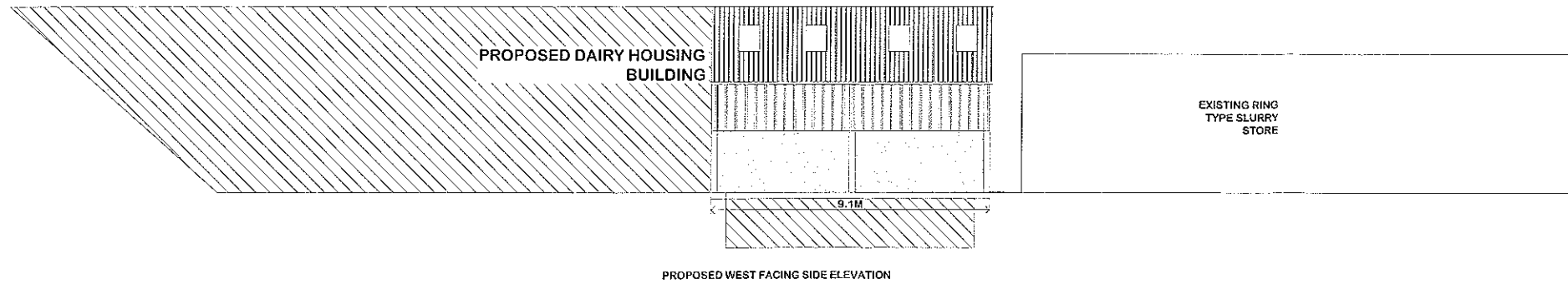
Access

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.

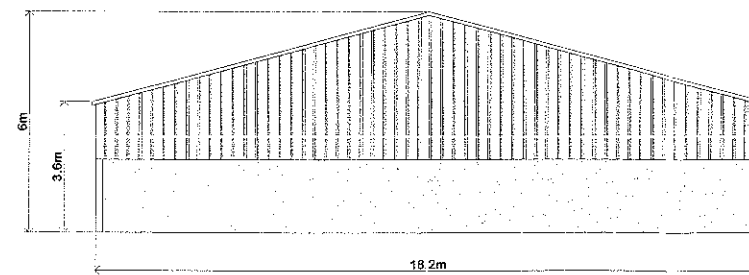
The Process

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.



MATERIALS:- ROOF PROFILE 6
CEMENT FIBRE SHEETS IN
NATURAL GREY TO MATCH
EXISTING
WALLS TANALIZED TIMBER
YORKSHIRE BOARDS AND
CONCRETE PANELS.

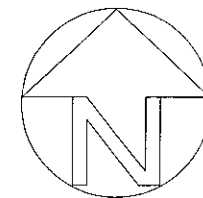


PROPOSED DAIRY CATTLE HOUSING

SITE BLOCK PLAN 1:500

PROPOSED
COVERED YARD

STUMP CROSS LANE



DRAWN BY:
M Planning Ltd
2 Nightingale Way, Cattermilk, Garstang,
Preston, Lancashire, PR3 1TQ
Telephone 01925 600733,
Mobile 07813 296 287 Fax 01925
600733
e-mail: mel@mlplanning.co.uk

CLIENT: MICHAEL CORNTHWAITE
PROJECT: COVERED YARD (COMING OFF
PROPOSED AGRICULTURAL LIVESTOCK
BUILDING)

LOCATION: CLOSES HALL FARM, STUMP
CROSS LANE CLITHEROE BB7 4LX

DATE: 2 AUGUST 11
DWG NO. MC/5029
SCALE: 1:100 & 1:500
A1

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