



RIBBLE VALLEY
BOROUGH COUNCIL

15 AUG 2011

FOR THE
ATTENTION OF

For office use only

Application No. 320110658 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:	David	Surname:	Marsden	
Company name:						
Street address:	22 Standen Road			Country Code	National Number	Extension Number
				Telephone number:		
				Mobile number:		
Town/City:	Clitheroe			Fax number:		
County:				Email address:		
Country:						
Postcode:	BB7 1JY					
Are you an agent acting on behalf of the applicant?						
☒ Yes ☐ No						

2. Agent Name, Address and Contact Details

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

3. Description of the Proposal

Please describe the proposed development including any change of use:

New 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:	HIGHER FLASS FARM		
Street address:	SETTLE ROAD		
	BOLTON BY BOWLAND		
Town/City:	CLITHEROE		
County:			
Postcode:	BB7 4NY		

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

Easting:	379092
Northing:	453091

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 constructed from Serpentine Green Cement Fibre sheets to match existing buildings. Lower walls to be constructed from concrete block

Roof - description:

Description of *existing* materials and finishes:

n/a

Description of *proposed* materials and finishes:

Roof to be constructed from cement fibre sheets in serpentine green to match existing building and also match the upper walls of the proposed building

Doors - description:

Description of *existing* materials and finishes:

n/a

Description of *proposed* materials and finishes:

Doors to be plywood painted green to match proposed building

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:

ground plans and elevations
location plan
design and access statement
agricultural needs statement

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?

136.8

hectares

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)

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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: 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

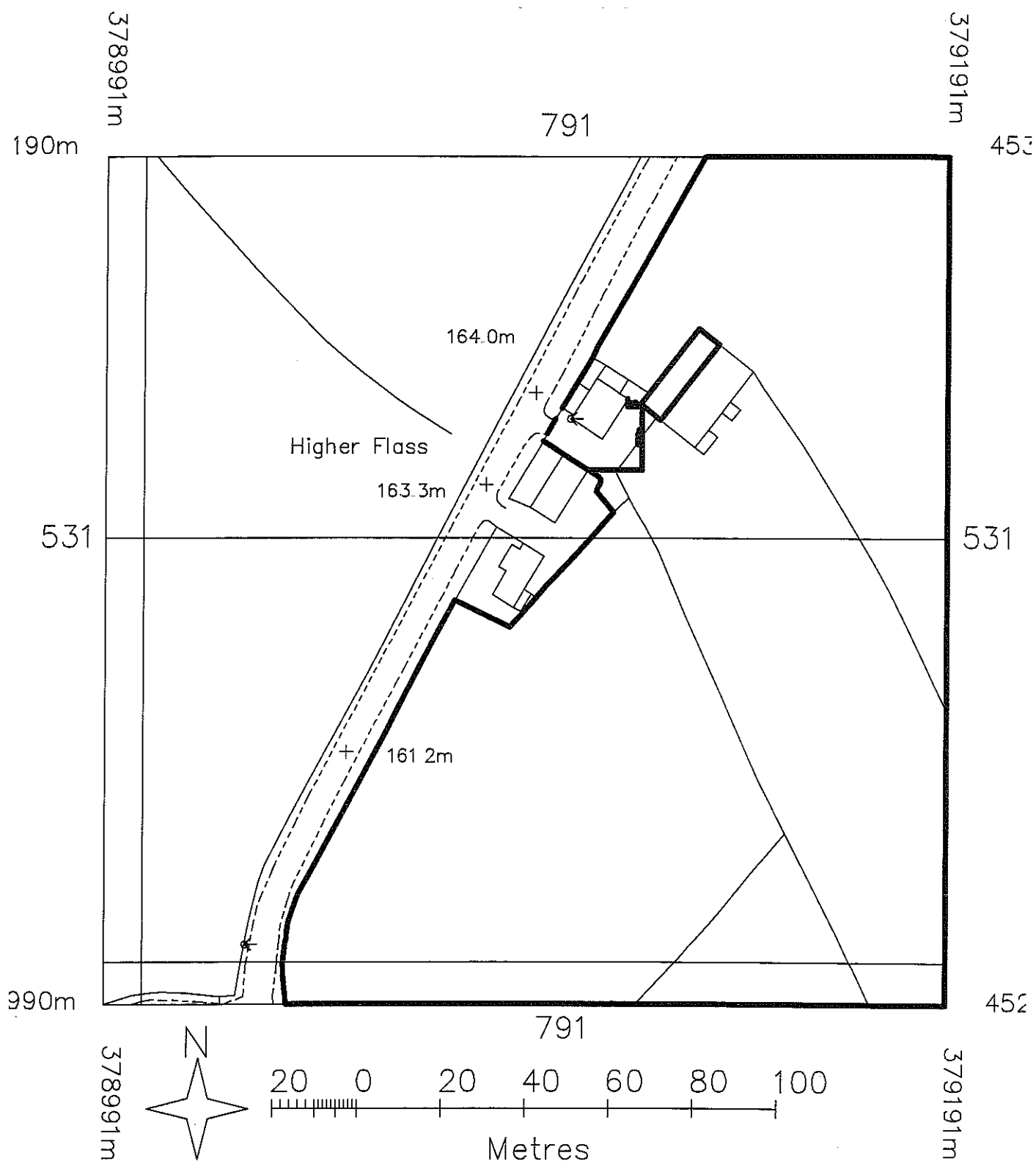
Notice recipient		Date notice served
Name:	n/a sole tennant	
Number:	Suffix:	
Street:		
Locality:		
Town:		
Postcode:		

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



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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 workforce will not be relevant)

Applicant Name Mr D Marsden
Application site Higher Flass Farm, Settle Road, Bolton by Bowland
Proposed Development New Livestock Building
Previous Applications

1. Land – (Total Areas in Hectares)

Owned 100 acres 41 hectares

Rented

Short-term

Land use: Pasture Yes Meadow yes Crop Silage Crop Hay
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 12

Calving 12 Heifers 10 Calves 12

Beef Rearing: Store Cattle (ages)

12 Store Cattle and 1 stock bull

Calves

Age at purchase 4 months

Age at sale 24 months

Bulls

Sheep: Pedigree/commercial. Breeding ewes 200 Lambs 350 Store sheep

Lambing period March Lambing location Higher Flass

Other

3. Labour & Accommodation

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

Misc

Existing Dwellings

Other Properties (incl. occupiers)

Previously owned properties

Available properties in locality

4. Proposed Development/Applicant(s) Comments

Need

See Design and access statement

Siting

See Design and access statement

Design

See Design and access statement

Future Plans

See Design and access statement

5. Financial Details

N/A

DESIGN AND ACCESS STATEMENT
IN SUPPORT OF A PLANNING APPLICATION FOR

New Agricultural Building Livestock

AT

Higher Flass Farm

Amount

One building is being proposed as an extension to an existing livestock building. The applicants are currently utilising the barn on site as livestock housing during the winter months, this is less than ideal as the barn is outdated for modern farming practices therefore a purpose built building is required. The applicants stock numbers at the moment are 12 suckler cows with calves at foot, 1 stock bull 10 heifers for replacements and 12 store cattle. The stores are bought in as calves and fattened on the holding.

Use

The proposed building will provide housing for the applicants livestock during the winter months and also provide storage for the applicants hay. The applicants farm 100 acres of land and make approximately 1000 bales of hay. In addition to the livestock the applicants farm 150 breeding ewes and have 50 hoggs. These lamb from March – April during adverse weather conditions the sheep will be housed in the new building to lamb.

Layout

The building will be located against the existing livestock building on site to ensure it is not detached from other buildings on the application site and that it blends into the environment. The building will form an open plan design internally to ensure that it can meet the applicants needs for flexible housing.

Scale

The scale of the building is in keeping with the farming enterprise on the holding and will ensure that the applicants can meet the necessary standards for animal welfare and farm assurance in a purpose built and designed building. The proposed building will be the same length as the existing building on site but have a slightly less width. The height to the eaves has been chosen to ensure that the applicants have enough room to store the hay produced to maximise the building to its full potential.

Landscaping

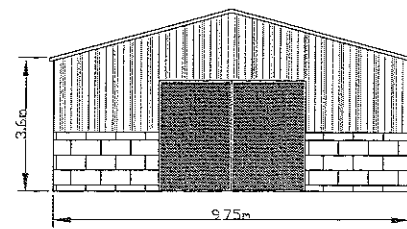
No hard or soft landscaping is proposed as part of this application.

Appearance

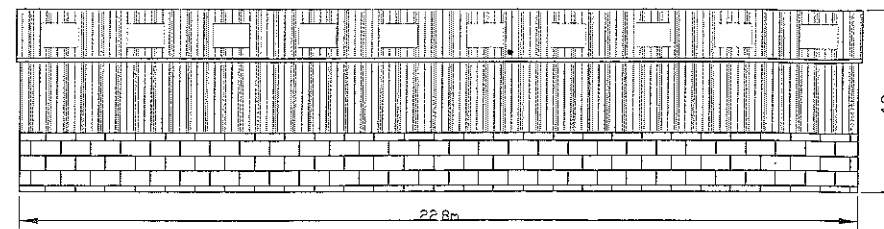
The appearance of the building has been designed to reflect a modern agricultural building of this type whilst taking the surrounding buildings into account. The choice of materials will ensure that the roof and side cladding will ensure the building blends into its surroundings whilst being designed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

Access

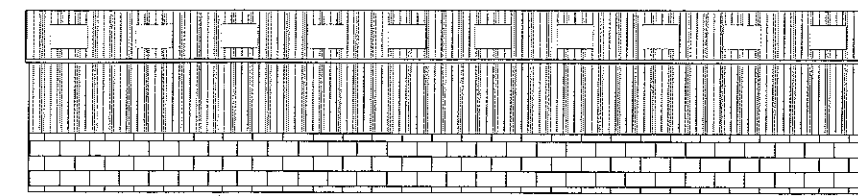
Access to the site will remain as existing and there is adequate room for the turning and maneuvering of vehicles and room for emergency vehicles if they were ever required on site



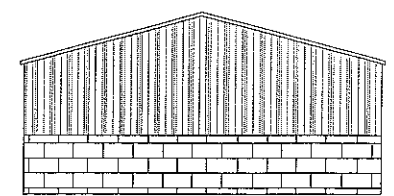
Existing South Facing Elevation



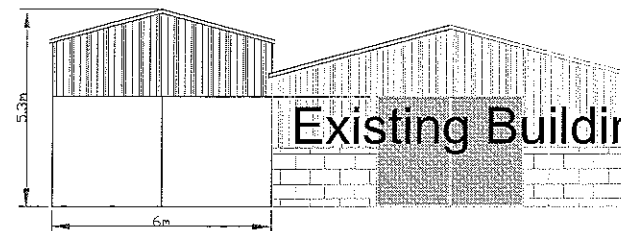
Existing East Facing Elevation



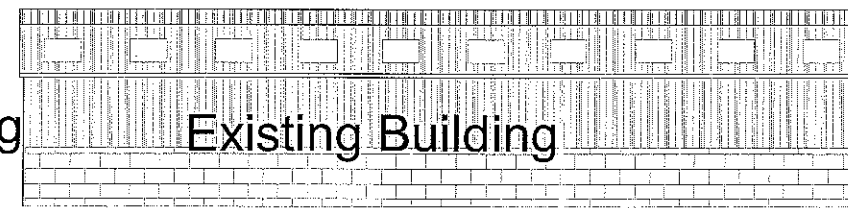
Existing West Facing Elevation



Existing North Facing Elevation



Proposed South Facing Elevation

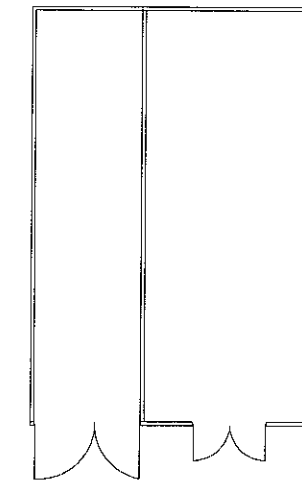


Proposed West Facing Elevation

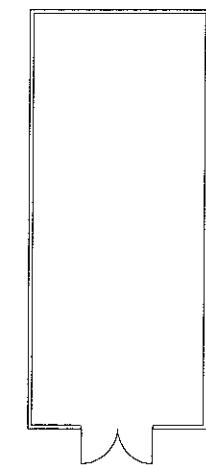
Existing Building

Existing Building

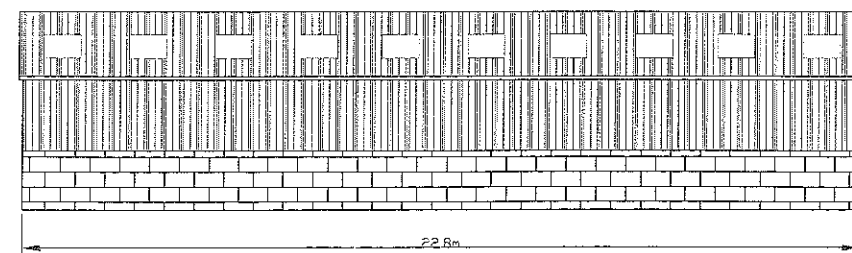
Proposed Floor Plans



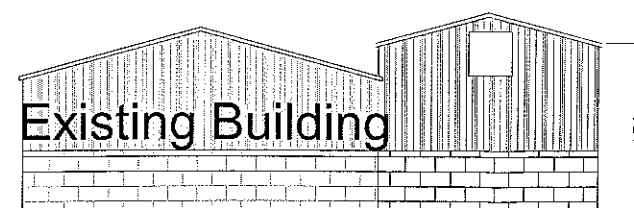
Existing Floor Plans



Scale 1:200

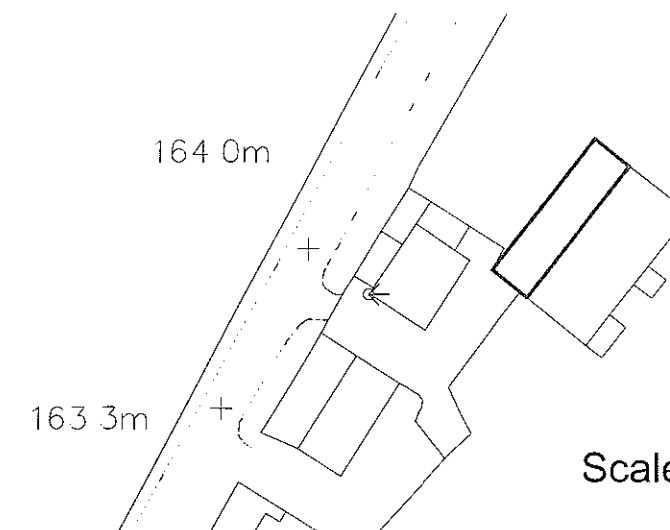


Proposed East Facing Elevation



Proposed North Facing Elevation

Existing Building



Scale 1:500

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Julia Pye

1111 Grafton Farm, Stankards Lane, Chipping Park, 2011
Tel: 01535 516178 / 0771 255 9436
email: jpye@chippingpark.co.uk

Clients Details

Mr & Mrs Marsden

Project Details

Replacement Livestock Building

Project Address

Higher Flass Farm, Settle Road, Bolton by Bowland

Project No.

JP/JM/154/1

Date

19/07/2011

Scale

1:100

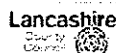
Drawn By

Julia Pye

DO NOT SCALE THIS DRAWING. CHECK ALL DIMENSIONS ON SITE

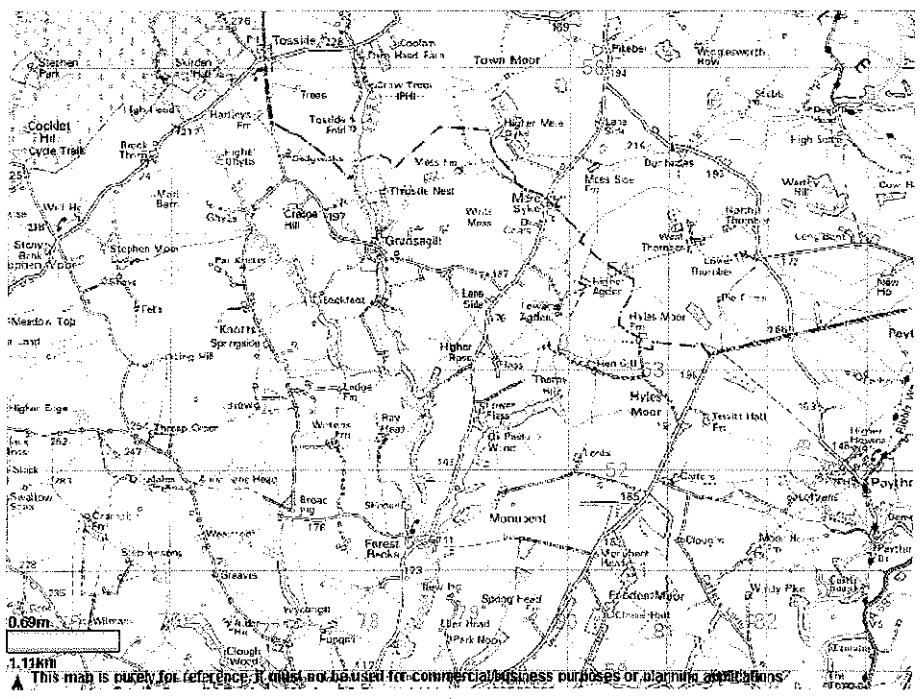
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Higher Flass Bolton by Bowland

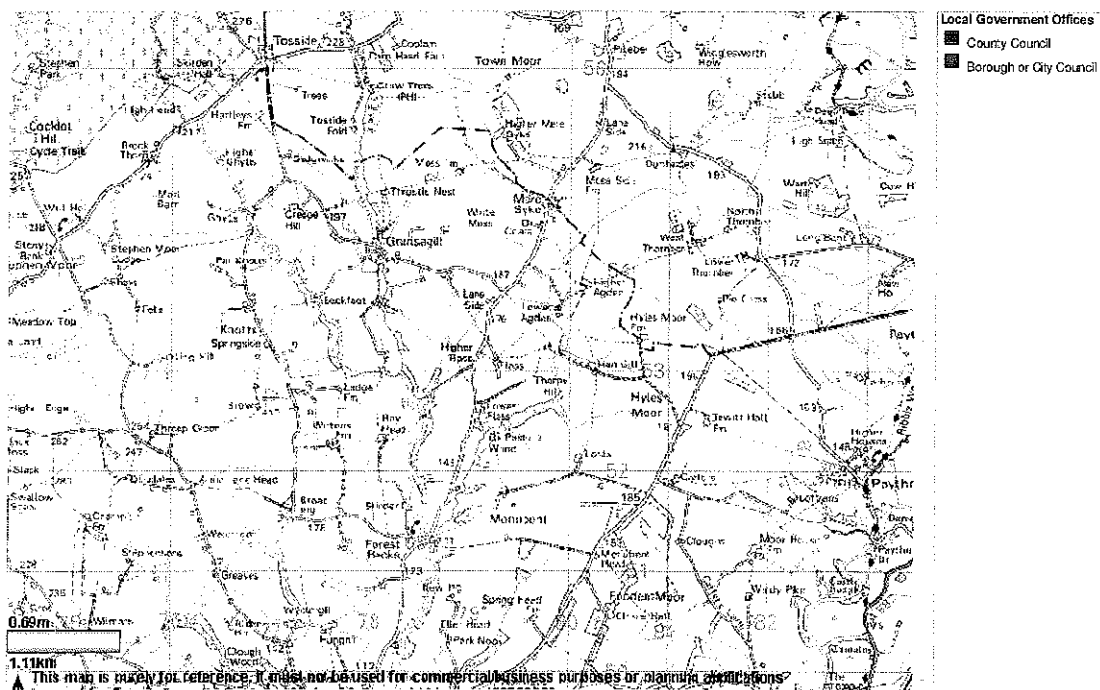


Local Government Offices
County Council
Borough or City Council

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Lancashire

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Higher Flass Bolton by Bowland

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Lancashire



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Higher Flass Bolton by Bowland

