



RIBBLE VALLEY
BOROUGH COUNCIL

3 1 AUG 2011
FOR THE ATTENTION OF

For office use only

Application No 320110696 P

Date received

Fee paid £

Receipt No:

Council Offices, Church Walk, Citterhoe, 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 & Mrs	First name:	JOHN & CATHERINE	Surname:	WEST
Company name:	FARRICK FARMS				
Street address:	FAIR OAK FARM		Country Code	National Number	Extension Number
	LEAGRAM		Telephone number:		
	CHIPPING		Mobile number:		
Town/City:	PRESTON		Fax number:		
County:			Email address:		
Country:					
Postcode:	PR3 1QT				
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:		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:

COVERED MIDDEN FOR AGRICULTURAL USE

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:	<input type="text"/>	Suffix:	<input type="text"/>
House name:	FAIR OAK FARM		
Street address:	<input type="text"/>		
	LEAGRAM		
Town/City:	PRESTON		
County:	<input type="text"/>		
Postcode:	PR3 2QT		
Description of location or a grid reference (must be completed if postcode is not known):			
Easting:	364855		
Northing:	446080		

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

If Yes, please provide details:

THIS IS A WASTE STORAGE FACILITY FOR CATTLE BEDDING

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:

TANALIZED TIMBER YORKSHIRE BOARDS AND CONCRETE PRE CAST MIDDEN WALLS

Roof - description:

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

PROFILE 6 CEMENT FIBRE SHEETS IN NATURAL GREY

Doors - description:

Description of *existing* materials and finishes:

N/A

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/JW/5030

LOCATION PLAN

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	TRACTORS		

11. Foul Sewage

Please state how foul sewage is to be disposed of:

Mains sewer ☐ Package treatment plant ☐ Unknown ☐
 Septic tank ☐ Cess pit ☐

Other

this is a storage facility for MANURE

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	380.7	380.7
Total		0.0	0.0	380.7	380.7

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	1	1	0
Proposed employees	1	1	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	
Other							<input checked="" type="checkbox"/>

21. Site Area

What is the site area?

380.76

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:

STORAGE OF MIDDEN (SOILED ANIMAL BEDDING MATERIAL)

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: 30/08/2011

☒ 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

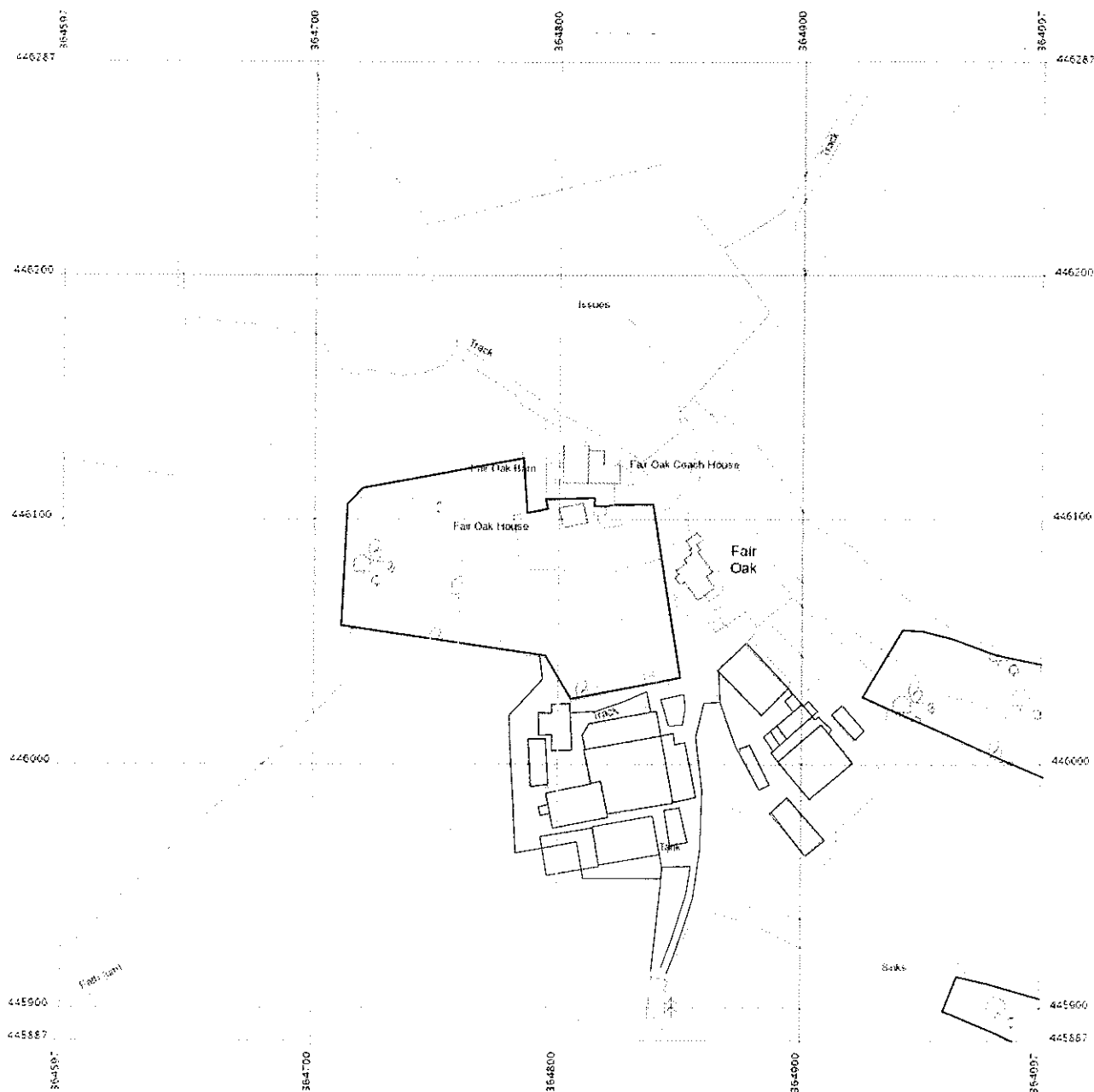
Declaration date: 30/08/2011

☒ 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: 30/08/2011



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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.

Metres
0 20 40 60 80 100
1:2500



FAIR OAK FARM
PRESTON
PR3 2QT

Supplied by: Stanfords
Reference: 01303306
Centre coordinates: 364797 446087

320110696P

Design and Access Statement

In Support of a Planning Application for

New Agricultural covered midden

Fair Oak Farm

Leagram

Chipping

PR3 2QT

320110696P

Site

Fair Oak Farm lies in the area known as Leagram to the north east of the village of Chipping in the Bowland Forest. The surrounding area is predominantly rural with small farms within the immediate vicinity of the site. The applicants currently farm 130 acres with 100 dairy cows and approximately 100 young stock producing midden.

Amount

One covered midden is being applied for.

Use

The proposed building will be used to store midden.

Layout

The layout is open plan

Scale

The building will measure 22.8m x 16.7m x 5.1 m to eaves and 7.3m to ridge and will come off the lower gable of an existing covered slurry lagoon

Landscaping

No additional landscaping is proposed

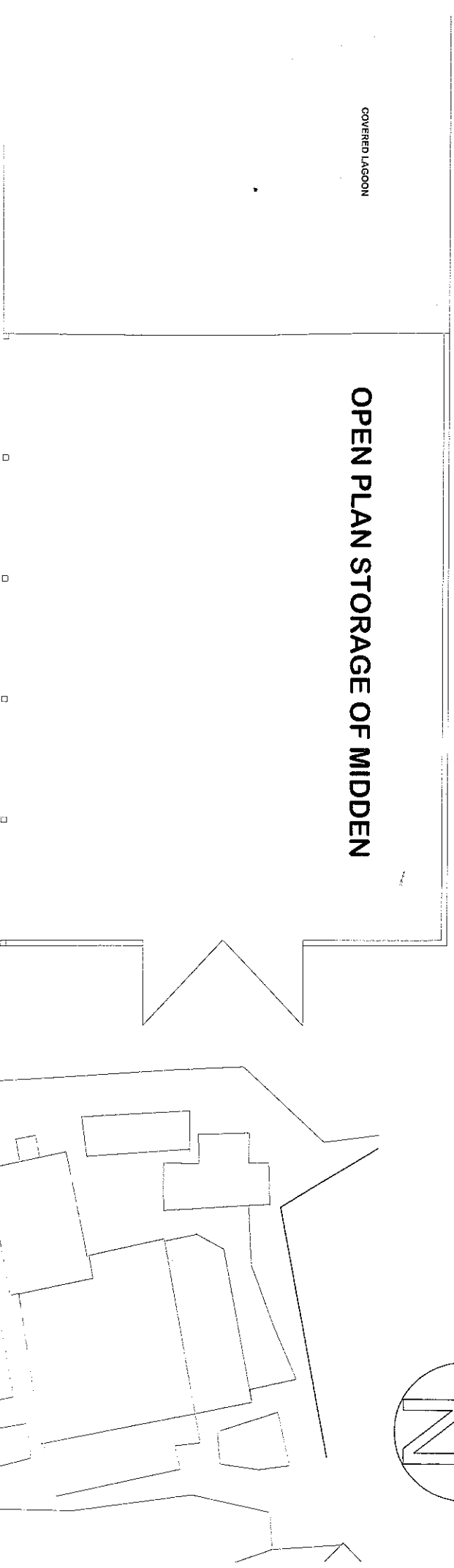
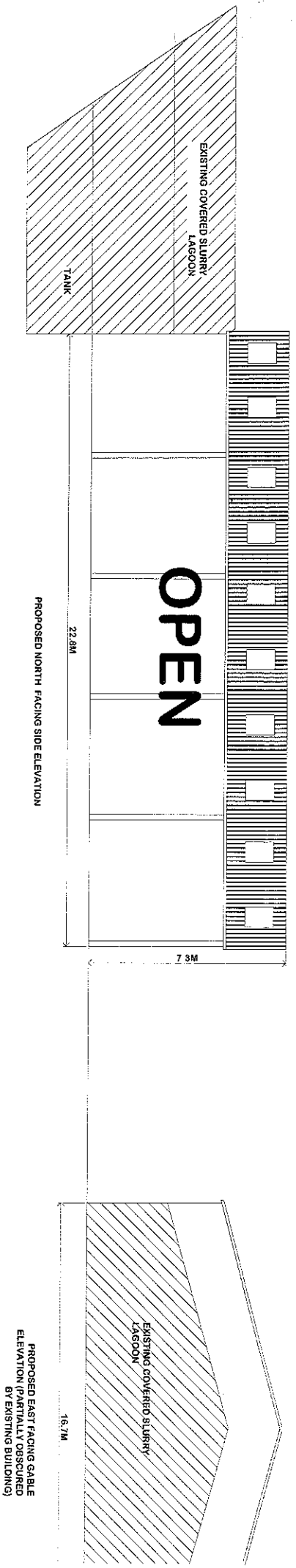
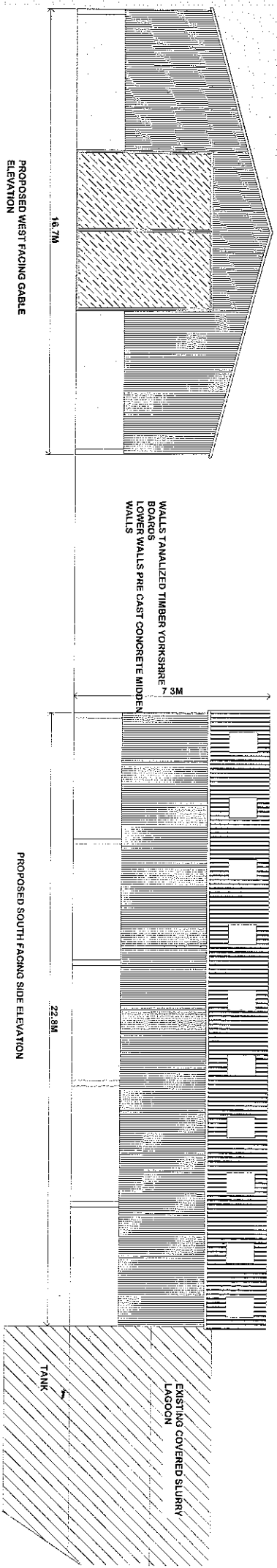
Appearance

The proposed building is designed to provide a covered storage area for midden produced by animals kept on straw. The cover will prevent dirty water run off as part of an initiative to reduce pollution on farms. This farm is in the catchment sensitive area and as such is required to minimise its dirty water run off.

Access

Access to the building will be from the farm yard, there is plenty of room on site to manoeuvre vehicles.

MATERIALS: ROOF PROFILE & CEMENT FIBRE
SHEETS IN NATURAL GREY



320110696P

STATION BT: **Planning 212**

CLIENT: MR J WEST AND MRS C WEST T/A
FARRICK FARMS

PROJECT: AGRICULTURAL COVERED
MIDDEN BUILDING

LOCATION: FAIR OAK FARM, LEAGRAM,
CHIPPING, PRS 2DT

DATE: 30 AUGUST 11
DWG NO. MLIW6930
SCALE: 1:100 & 1:500

2 Nighthall Way, Cansell, Garsang,
Preston, Lancashire, PR3 1TQ
Telephone: 01995 600731
Mobile: 07813 296 287 Fax: 01995
600733
e-mail: mli@mlplanning.co.uk