



RIBBLE VALLEY
BOROUGH COUNCIL

08 SEP 2011
FOR THE ATTENTION OF

For office use only

Application No 320110724P

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:	Richard	Surname:	Seed	
Company name:	R Seed & Son					
Street address:	Parsonage Farm			Country Code	National Number	Extension Number
	Parsonage Lane			Telephone number:		
	Chipping			Mobile number:		
Town/City:	Preston			Fax number:		
County:				Email address:		
Country:						
Postcode:	PR3 2NS					
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			Country Code	National Number	Extension Number
	Startifants Lane			Telephone number:	0199561878	
	Chipping			Mobile number:	07712658436	
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:

Roof over existing sheep handling facilities

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:	PARSONAGE FARM		
Street address:	PARSONAGE LANE		
	CHIPPING		
Town/City:	PRESTON		
County:	<input type="text"/>		
Postcode:	PR3 2NS		
Description of location or a grid reference (must be completed if postcode is not known):			
Easting:	360856		
Northing:	441856		

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:

South and western elevations to be clad in yorkshire boarding to upper walls and lower walls to be pre cast concrete panels. North elevation clad with yorkshire boarding to square with Eastern Elevation open

Roof - description:

Description of *existing* materials and finishes:

n/a

Description of *proposed* materials and finishes:

Farmscape Profile 6 cement fibre sheets in natural grey with 2 GRP rooflights per bay

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:

Seed Elevations and Ground Plans
Seed Location Maps
Seed RPA Maps
Seed Design and access statement
Seed agricultural 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 handling facilities

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	222.0	222.0
Total		0.0	0.0	222.0	222.0

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	2	2	0
Proposed employees	2	2	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?

222 04

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:

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)

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:

07/09/2011



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 sole tennant			
Number:		Suffix:		
Street:				
Locality:				
Town:				
Postcode:				

Title: Mrs

First Name: Julia

Surname: Pye

Person role: Agent

Declaration date:

07/09/2011



Declaration Made

26. Declaration

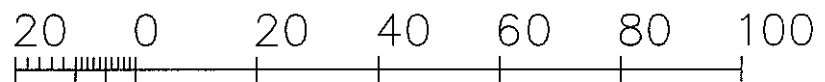
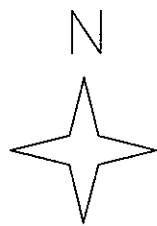
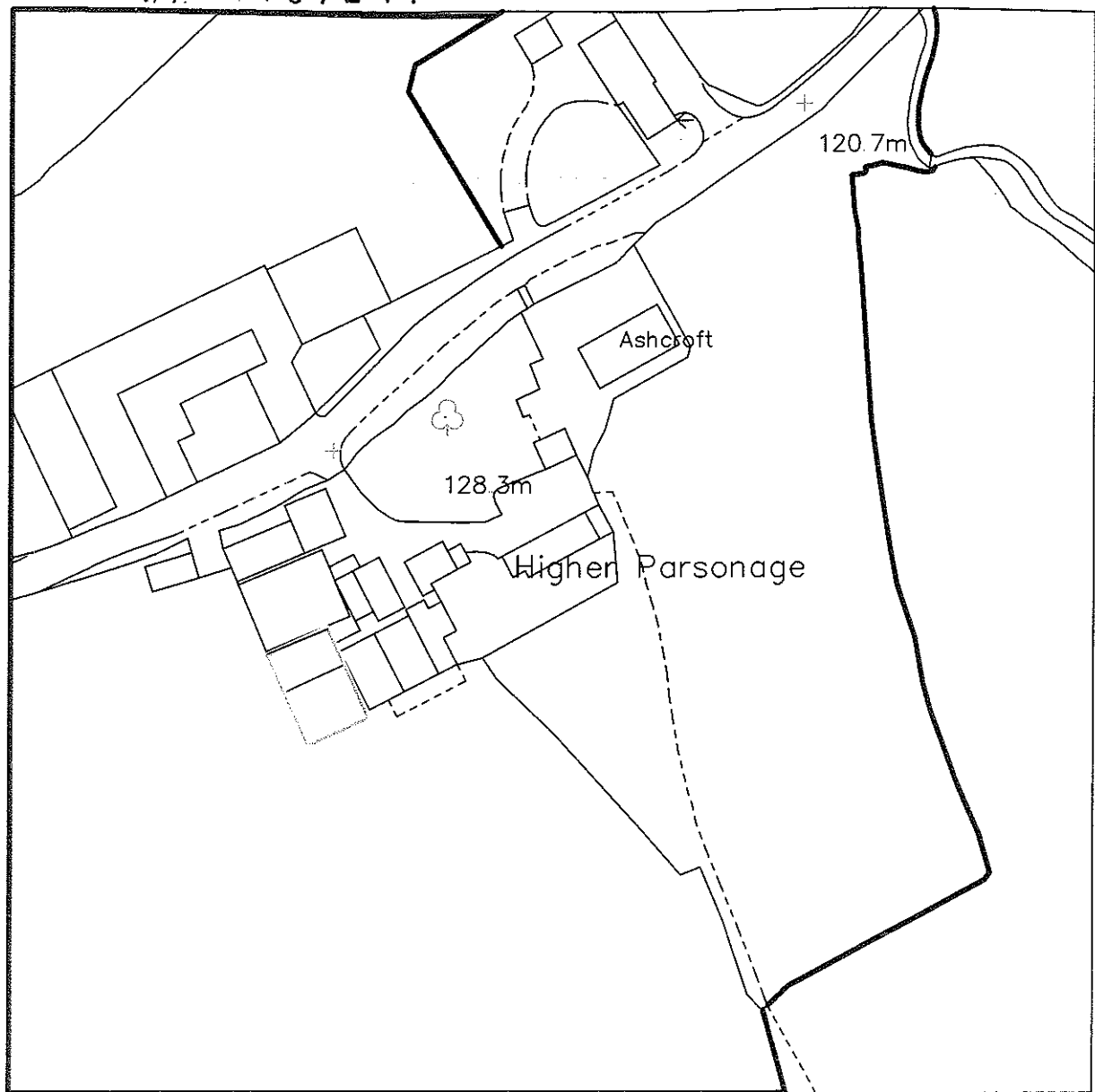
I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information.



Date 07/09/2011

320110724P

320110724P



Metres

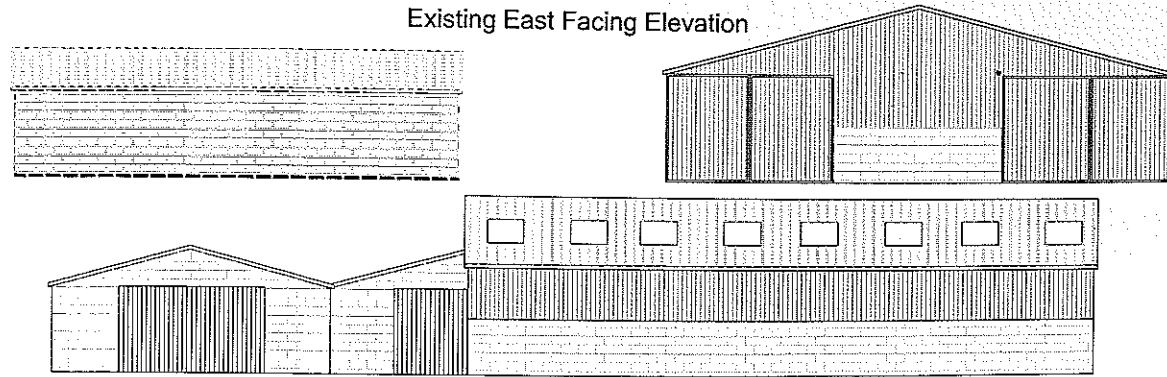
Scale 1:1250

Parsonage Farm,
Parsonage Lane,
Chipping, Preston,
PR3 2NS

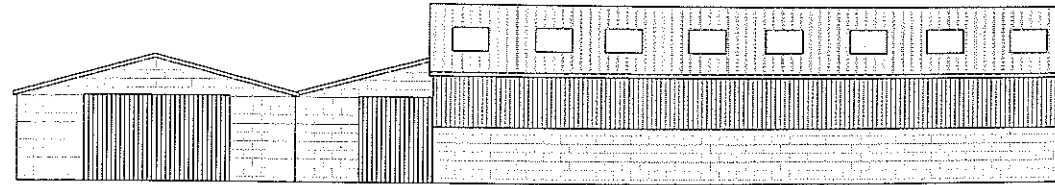
320110724P

Existing Elevations

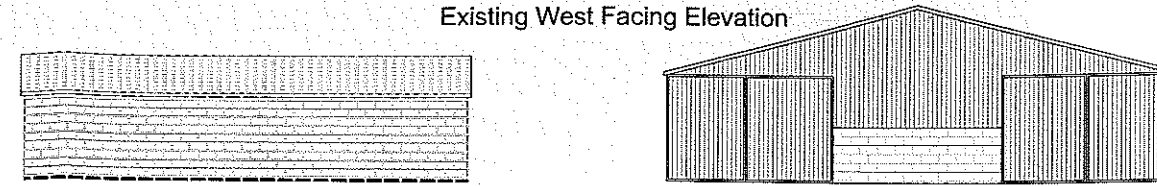
Existing East Facing Elevation



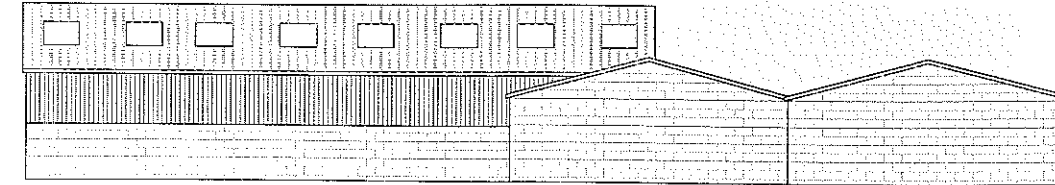
Existing North Facing Elevation



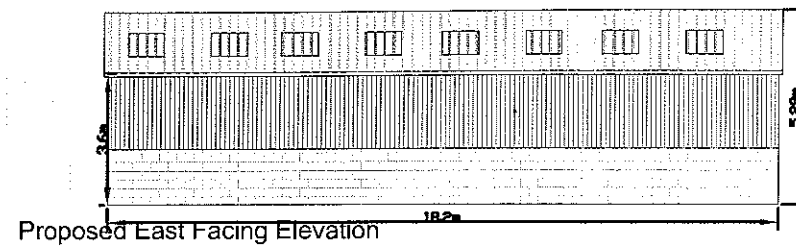
Existing West Facing Elevation



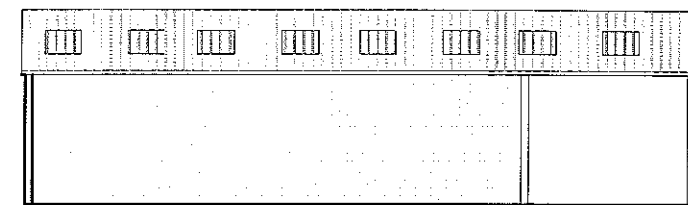
Existing South Facing Elevation



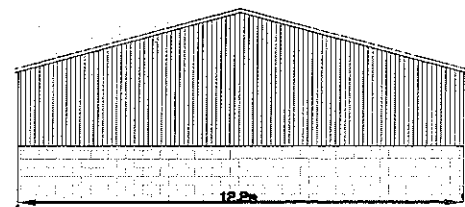
Proposed Elevations



Proposed East Facing Elevation



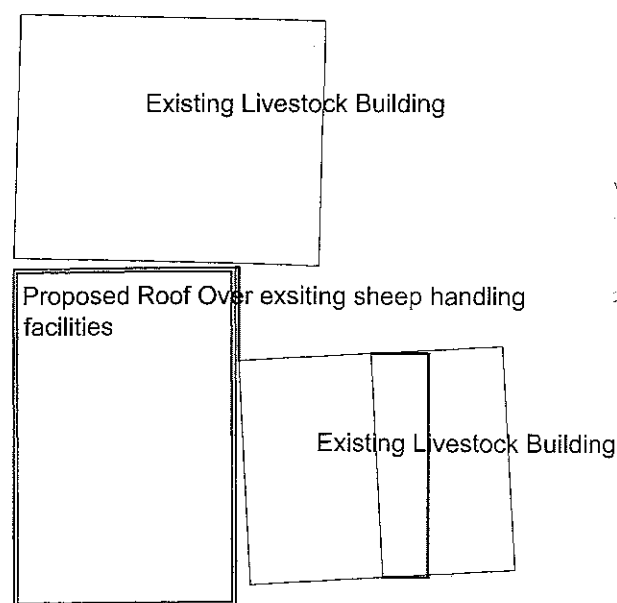
Proposed West Facing Elevation



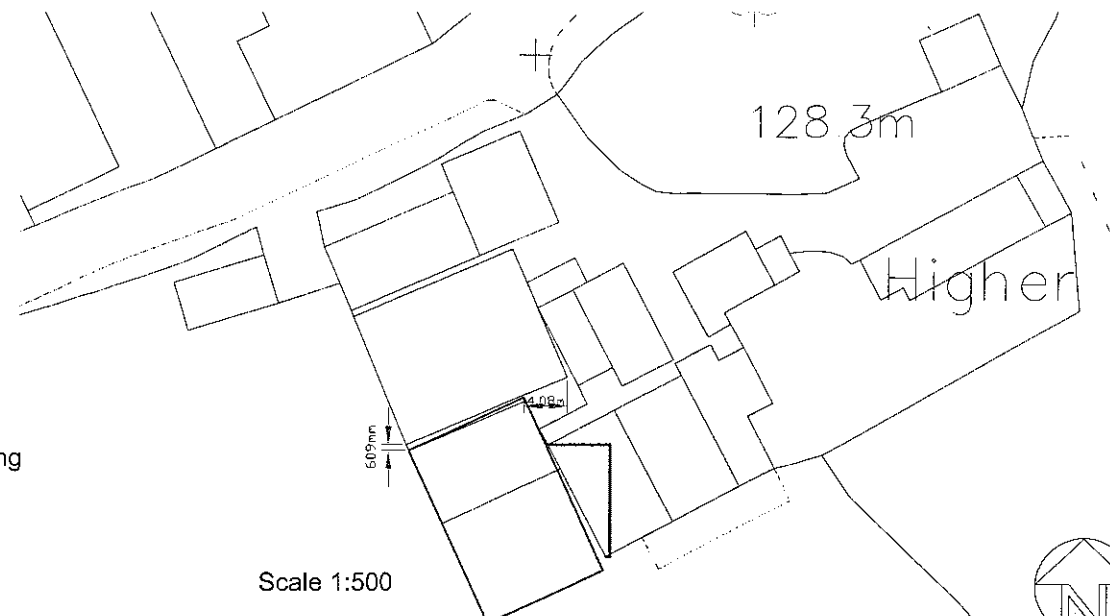
Proposed South Facing Elevation

Proposed North Facing Elevation

Materials:- Roof Natural Grey Cement Fibre Roof with 2 GRP Roof Lights Per Bay
Walls:- North Facing Gable Clad With Yorkshire Bording to square, South Gable Yorkshire Bording and concrete block East Elevation to match, West Elevation open



Scale 1:200



Scale 1:500

Julia Pye

Hill Crest Farm, Stortifants Lane, Chipping PR3 2NP
Tel 01995 61878 / 0771 265 8436
email: jullapye1@hotmail.com

Clients Details

Mr R Seed

Project Details

Roof Over Existing Sheep Handling Facilities

Project Address

Parsonage Farm, Parsonage Lane Chipping
Preston PR3 2NS

Project No.	Date	Scale	Drawn By
JP/RS/165/a	5th Sept 2011	1:100	Julia Pye

DO NOT SCALE THIS DRAWING. CHECK ALL DIMENSIONS ON SITE

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320110724P

DESIGN AND ACCESS STATEMENT

**IN SUPPORT OF A PLANNING APPLICATION FOR
ROOF OVER EXISTING SHEEP HANDLING FACILITIES**

AT

PARSONAGE FARM, PARSONAGE LANE, CHIPPING, PRESTON, PR3 2NS

Amount

This application is for a roof over the existing sheep handling facilities within the built environment of the existing farm, to ensure that the new building does not cause any negative impact on the Area of Outstanding Natural Beauty.

The applicant has 60 hectares of land owned and rents a further 28 hectares which have been within the applicants control in excess of 10 years.

The applicant has 300 breeding ewes which lamb from February onwards, 6 pedigree British Blue Cows with calves at foot, which are show cattle. 50 commercial rearing heifers, 30 commercial store cattle with 80 cattle on the holding each year for summer and winter grazing.

Use

The applicant has successfully applied from an EU Grant for Catchment sensitive areas. This grant has been given by Natural England and will reduce the amount of dirty water run off into the ground sources from the sheep pens.

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.

Not only will the applicant comply with these regulations, but it will also enable him to handle his sheep undercover and make his working conditions much better.

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 be closed in on the south and west elevations with the north and east (facing existing buildings) will be left open, for access and ventilation.

Scale

The scale of the building is governed by the existing sheep pens on site, however it is in keeping with the existing buildings on site and will blend into its surroundings.

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 is inconspicuous on the landscape 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