

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:	Bernard	Surname:	Slater
Company name:					
Street address:	Daub Hall Farm		Country Code	National Number	Extension Number
	Inglewhite Road		Telephone number:		
	Chipping		Mobile number:		
Town/City:	Preston		Fax number:		
County:			Email address:		
Country:					
Postcode:	PR3 2GJ				

Are you an agent acting on behalf of the applicant? ☒ Yes ☐ 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:

New building to provide 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:	DAUB HALL		
Street address:	INGLEWHITE ROAD		
	CHIPPING		
Town/City:	PRESTON		
County:			
Postcode:	PR3 2GJ		

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

Easting:	361377
Northing:	442542

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:

Tanalised Timber Yorkshire Boarding to the upper walls, with tanalised stock boarding to lower walls, north elevation open fronted

Roof - description:

Description of *existing* materials and finishes:

n/a

Description of *proposed* materials and finishes:

box profile tin sheeting in slate blue BS 18 B 29 to match existing building with 1 GRP roof light 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:

Slater Ground Plans and elevations
slater location plan
slater rpa maps
slater design and access statement
slater agricultural statement

10. Vehicle Parking

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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

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?

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:

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: First name: Surname:

Person role: Declaration date: ☒ Declaration made

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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?

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'

10 OCT 2011

FOR THE
ATTENTION OF**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?

JP 139 06 m²
 X Yes ~~and~~ Agricultural
 Building

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?

165.11

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:

23/09/2011

☒ Declaration made

25. Certificates (Agricultural Land Declaration)**Agricultural Land Declaration****320110781P****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 tenant	<div></div>
Number:	<div></div> Suffix: <div></div>	
Street:	<div></div>	
Locality:	<div></div>	
Town:	<div></div>	
Postcode:	<div></div>	
Title: Mrs <div></div> First Name: Julia Surname: Pye		
Person role:	Agent Declaration date: 23/09/2011	<input checked="" type="checkbox"/> Declaration Made

26. Declaration

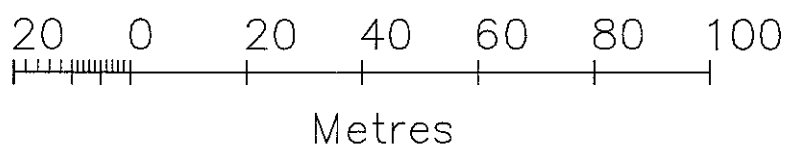
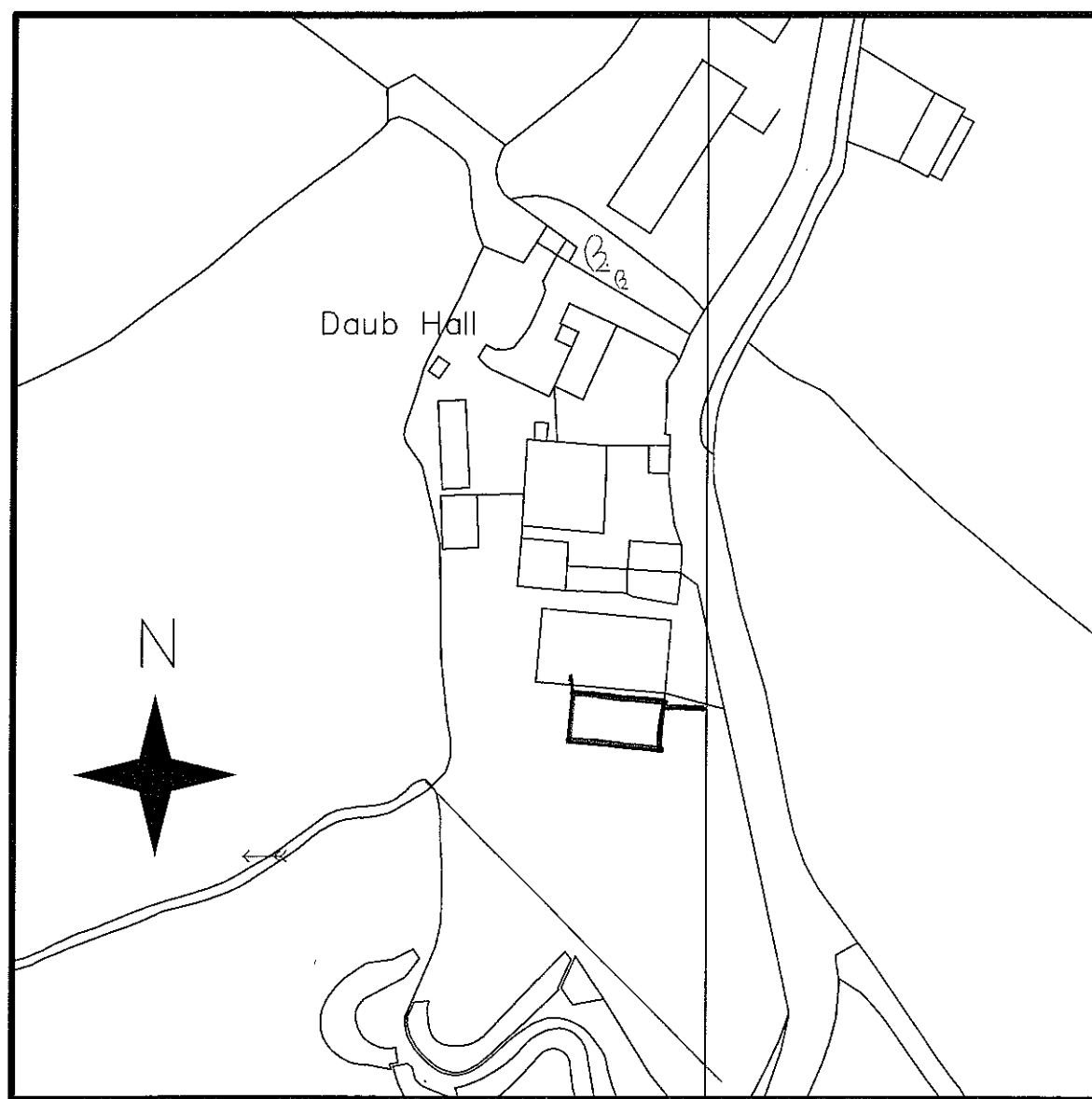
I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information



Date 23/09/2011

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Scale 1:1250



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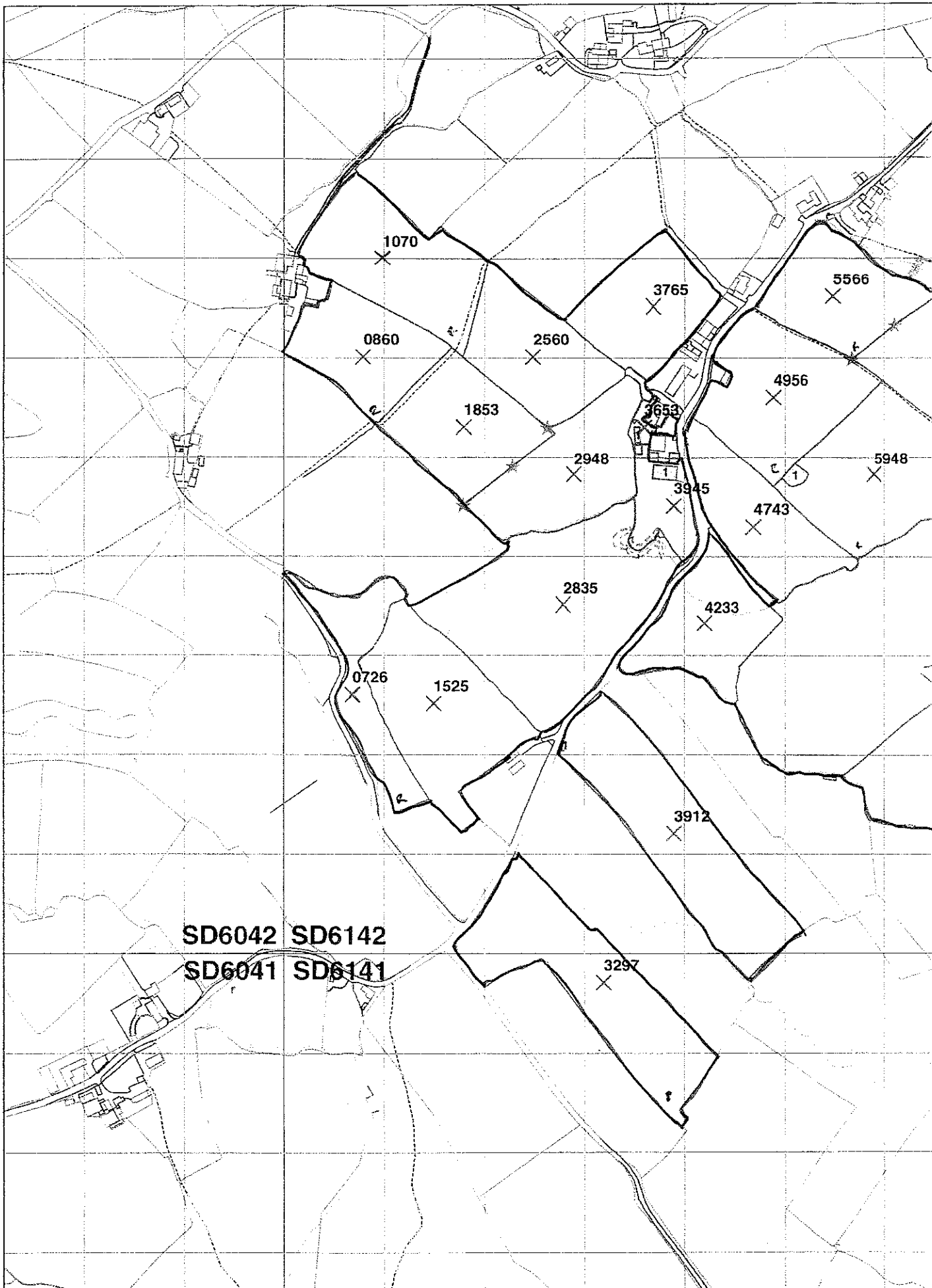
361000

361500

442500

442000

SD6042 SD6142
SD6041 SD6141

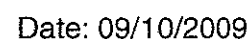


361000

361500

Please return this sheet to us if you want to r

362500



SD6142	SD6242
SD6141	SD6241

442500

442000

362500

any changes to the parcels shown on it.

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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 Bernard Slater**

Application site **Daub Hall Farm, Inglewhite Road, Chipping, Preston, PR3 2GJ**

Proposed Development **New Livestock building to cover sheep handling facilities**

Previous Applications

1. Land – (Total Areas in Hectares)

Owned **80 acres**

Rented **80 acres**

Short-term **Yes** **yes** **Silage** **Hay**
Land use: Pasture **Meadow** **Crop** **Crop**
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 **33**

Calving **Heifers** **Calves** **30**

Beef Rearing: Store Cattle (ages)

1 stock bull

Calves **Age at purchase** **Age at sale** **Bulls**

Sheep: Pedigree/commercial. Breeding ewes **300** **Lambs** **500** **Store sheep**

Lambing period **Feb -March** **Lambing location** **Daub Hall**

Other

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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

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DESIGN AND ACCESS STATEMENT

IN SUPPORT OF A PLANNING APPLICATION FOR

New Building to accommodate sheep handling facilities

AT

Daub Hall Farm, Inglewhite Road, Chipping, PR3 2GJ

Amount

This application is for a roof over proposed sheep handling facilities adjacent to 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 owns 80 acres of land surrounding the application site, and rents a further 80 acres 60 of which the applicant has been in control for in excess of 8 years. The land is all down to grass land which is used for pasture and also the cropping of big bale silage and small bale hay, the applicant made in excess of 2000 small bales of hay this year.

The applicant has a herd of suckler cows with calves at foot currently their combined numbers equates to 65 head of cattle, and 1 stock bull. The applicant calves in April to May each year.

In addition to the cattle the applicant has a flock of 300 breeding ewes, which lamb from February to the end of March. The applicant sells all his lambs as fat with a certain percentage of tup lambs being sold for breeding purposes. The applicant keeps approximately 20 gimmer lambs back each year as replacements to his flock.

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 sheep handling.

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.

Sheep by nature are extremely labour intensive, and the applicant needs purpose built handling facilities to reduce his labour costs. The handling system will be used all year round, when administering medicines to the sheep, dipping them, and doing routine husbandry measures on them.

Layout

The layout of the building can be seen on the accompanying drawings submitted with this application. The building has been sited in close proximity to the existing livestock building on site.

Scale

The scale of the building has been governed on how the applicant intends to utilise this new building. It is smaller than the building adjacent to it and by virtue of its design Mono Pitch it will not cause any detrimental impact on the surrounding area, and will blend into its surroundings.

Landscaping

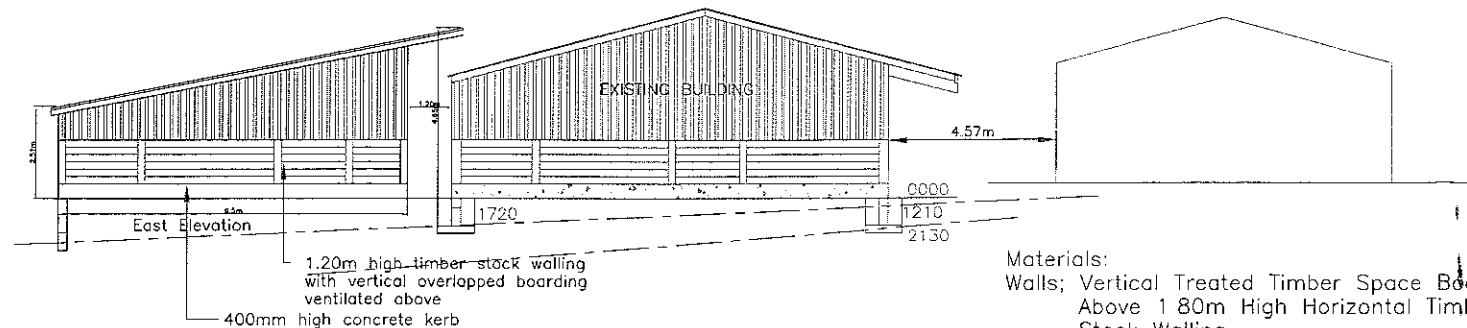
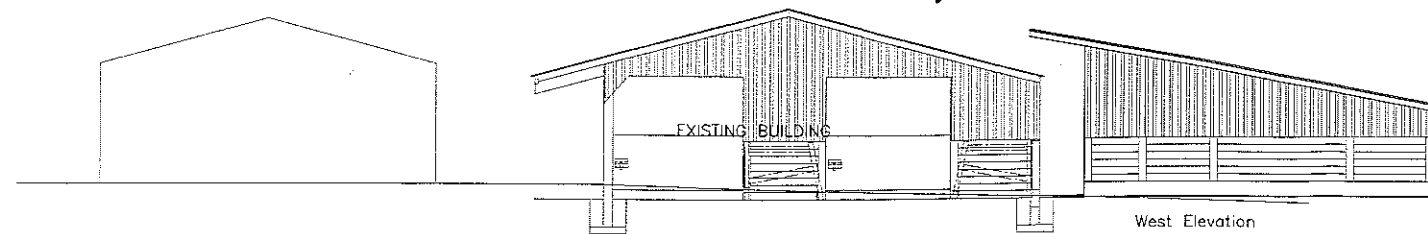
No hard or soft landscaping is proposed as part of this application.

Appearance

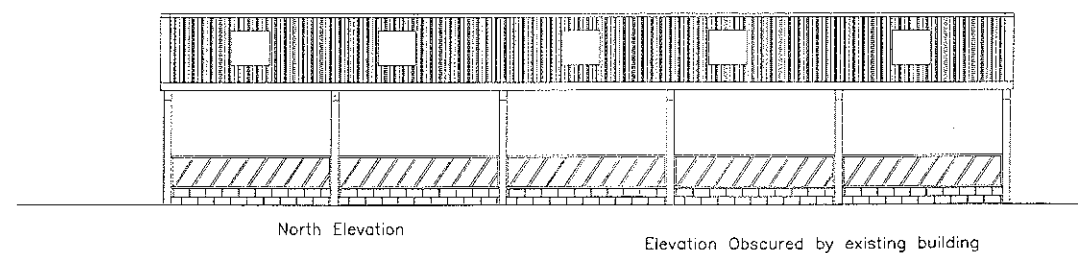
The appearance of the building has been designed to reflect a modern agricultural building of this type whilst taking the surrounding buildings into account. The choice of materials will ensure that the roof and side cladding will ensure the building is inconspicuous on the landscape whilst being designed for purpose. The Mono Pitch roof will help to reduce the impact of the building on the surrounding area.

Access

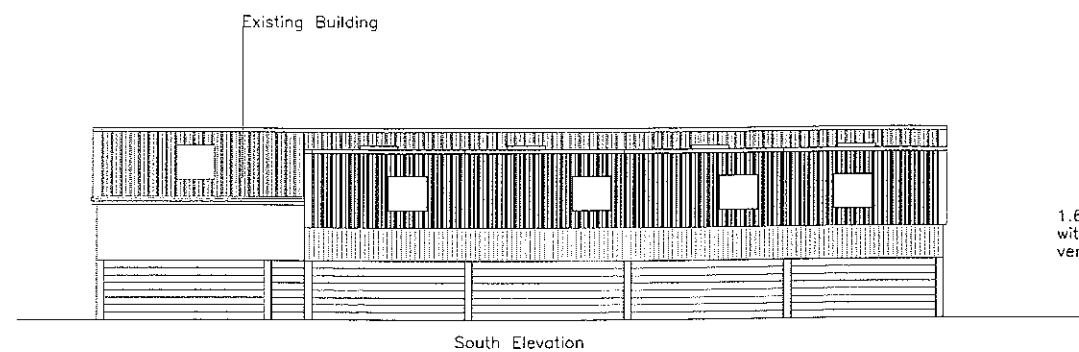
Access to the site will remain as existing and there is adequate room for the turning and manovering of vehicles and room for emergency vehicles if they were ever required on site



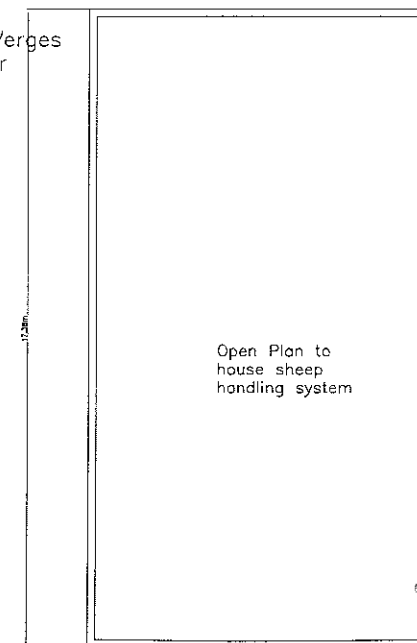
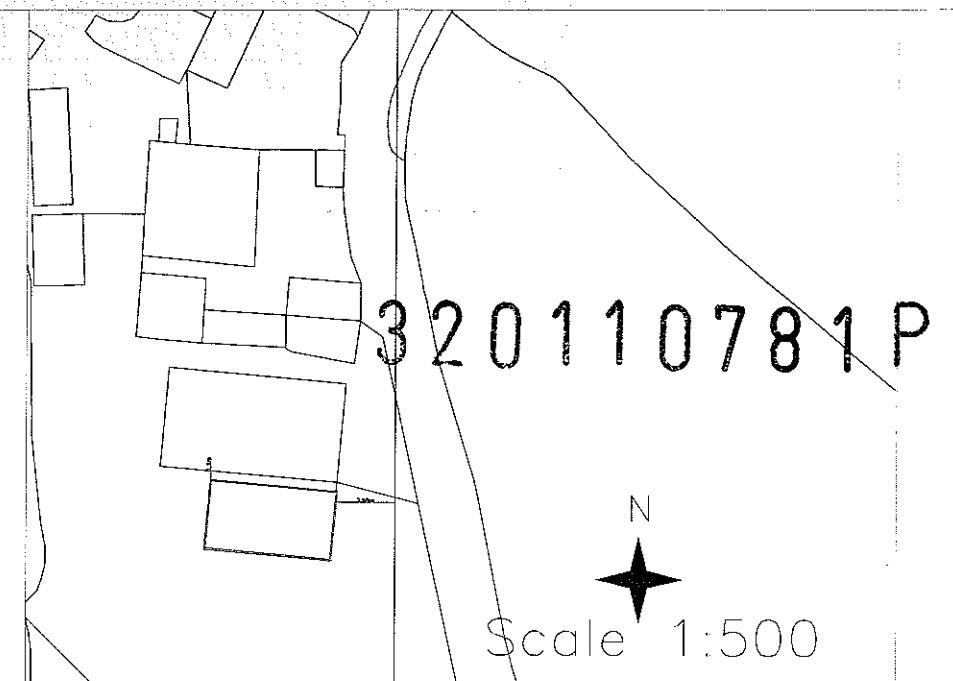
Materials:
Walls; Vertical Treated Timber Space Boarding
Above 1.80m High Horizontal Timber
Stock Walling.
Roof; Box Section Steel Sheetting, Colour Slate
Blue BS 18-B-29
1No G.R.P. Rooflight Per Bay Slope
Shadow Line Barge Boards To Gable Verges
150mm Black PVC Troughings To Floor



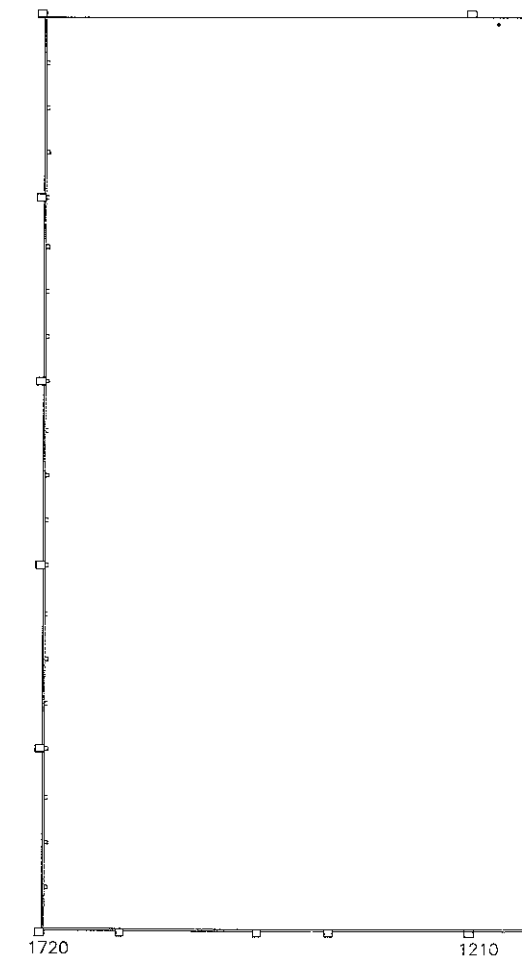
Elevation Obscured by existing building



1.60m high timber stock walling
with vertical overlapped boarding
ventilated above 1.80m boards



Open Plan to
house sheep
handling system



Julia Pye

Hill Crest Farm, Stanbury, Leicestershire, LE12 2AP
Tel: 01530 61515 • 0771 250 5436
email: julia@pye1.com

Client Details

Mr & Mrs B Slater

Project Details

New Building to accommodate sheep handling
facilities

Project Address

Daub Hill Farm, Inglewhite Road, Chipping PR3
2GJ

Project No.

JP/BS/166/a

Date

Sept 2011

Scale

1:100

Drawn By

Julia Pye

DO NOT SCALE THIS DRAWING. CHECK ALL DIMENSIONS ON SITE.
THIS DRAWING IS PROVIDED BY REFERENCE TO THE SITE AND IS NOT TO BE USED FOR ANY OTHER
PURPOSE WITHOUT OBTAINING PRIOR WRITTEN PERMISSION FROM JULIA PYE