



RIBBLE VALLEY
BOROUGH COUNCIL

Council Offices, Church Walk, Clitheroe, Lancashire, BB7 2RA Tel: 01200 425111 www.ribblevalley.gov.uk

For office use only

Application No

320110865 P

Date received

Fee paid £

Receipt No:

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:	Darrin	Surname:	Robinson
Company name:					
Street address:	Squire House		Telephone number:	Country Code	National Number
	Clitheroe Road				
	Knowle Green		Mobile number:		
Town/City:	Preston		Fax number:		
County:	Lancashire		Email address:		
Country:					
Postcode:	PR3 2YS				
Are you an agent acting on behalf of the applicant? ☒ Yes ☐ No					

2. Agent Name, Address and Contact Details

Title:		First Name:		Surname:	
Company name:	Harrison Pitt Architects				
Street address:	29 Castle Hill		Telephone number:	Country Code	National Number
					01524 32479
			Mobile number:		
Town/City:	Lancaster		Fax number:		
County:			Email address:		
Country:	United Kingdom				
Postcode:	LA1 1YN			hpa@hparch.co.uk	

3. Description of the Proposal

Please describe the proposed development including any change of use:

Proposed agricultural barn.

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)

House:		Suffix:	
House name:	SQUIRE HOUSE		
Street address:	CLITHEROE ROAD		
	KNOWLE GREEN		
Town/City:	PRESTON		
County:			
Postcode:	PR3 2YS		

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

Easting:	364829
Northing:	438424

Description:

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:

Description of *proposed* materials and finishes:

Sustainably resourced timber cladding

Roof - description:

Description of *existing* materials and finishes:

Description of *proposed* materials and finishes:

Fibre Cement (Marley Eternit profile 6R) in a charcoal grey

Doors - description:

Description of *existing* materials and finishes:

Description of *proposed* materials and finishes:

Timber large doors suitable for tractors and tractor implements

9. (Materials continued)

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Boundary treatments - description:Description of *existing* materials and finishes:

Drystone walling, hedges and post & wire fencing

Description of *proposed* materials and finishes:

Drystone walling using stone recycled from the demolished house

Vehicle access and hard standing - description:Description of *existing* materials and finishes:Description of *proposed* materials and finishes:

Porous pavior system

Lighting - add descriptionDescription of *existing* materials and finishes:Description of *proposed* materials and finishes:

LED low energy directional lighting

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:

Design and Access Statement: 111018

Drawings: 1633-01,10,11

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	1	1
Short description of Other	Tractor		

11. Foul Sewage

Please state how foul sewage is to be disposed of:

Mains sewer

☐

Package treatment plant

☐

Unknown

☐

Septic tank

☐

Cess pit

☐

Other

Not required

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:

Vacant

Is the site currently vacant? ☒ Yes ☐ No

If Yes, please describe the last use of the site:

Domestic

When did this use end (if known) (DD/MM/YYYY)?

01/11/2008

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

18. All Types of Development: Non-residential Floorspace (continued)

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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	360.4	360.4
	Total	0.0	0.0	360.4	360.4

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	0	1	0
Proposed employees	0	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	

21. Site Area

What is the site area?

00 20

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:

The building is to be used for storage of machinery (tractor and baler etc) and materials in connection with farming the land (production of high quality hay for sale) and management of the woodlands on the 75 acre 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: Mr First name: Richard Surname: Wooldridge

Person role: Agent

Declaration date:

18/10/2011

☒ 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

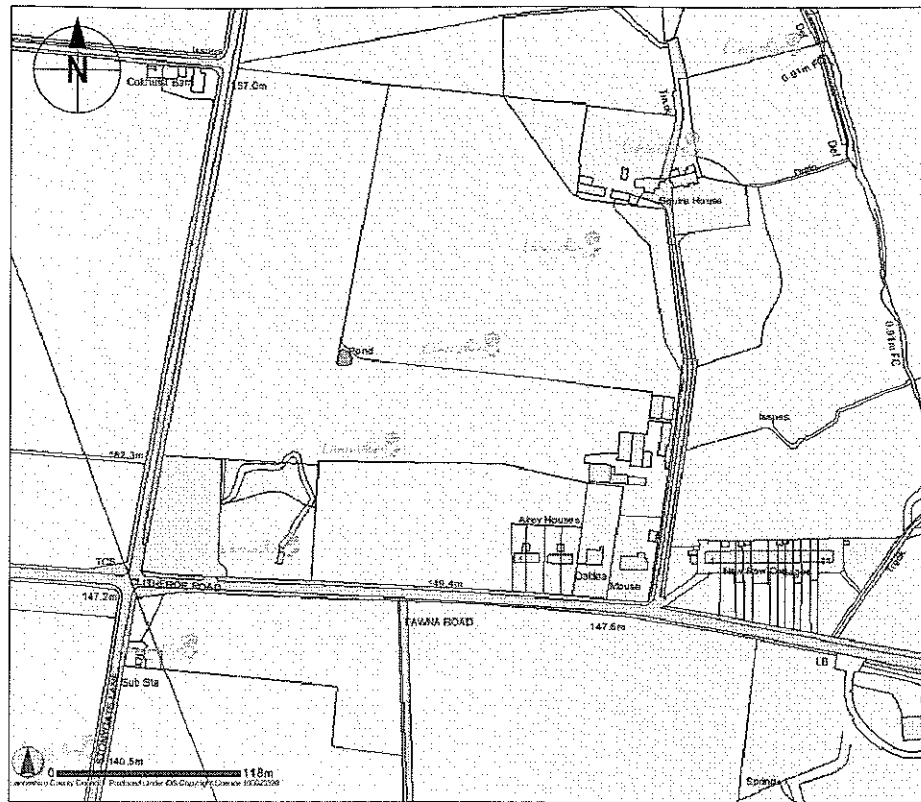
Title: First Name: Surname:
Person role: Declaration date: ☒ Declaration Made

26. Declaration

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

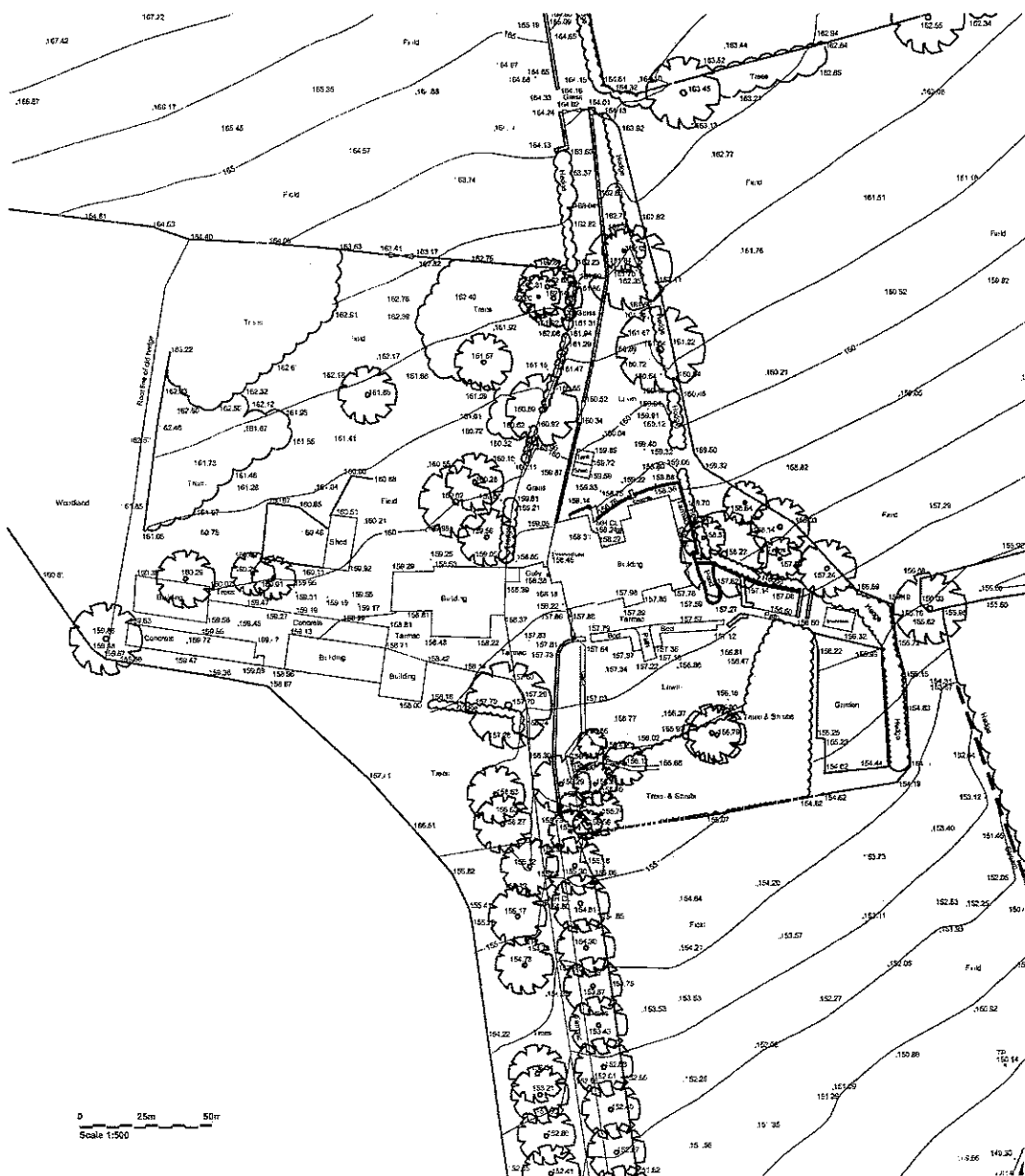


Date



SITE LOCATION PLAN 1:2500

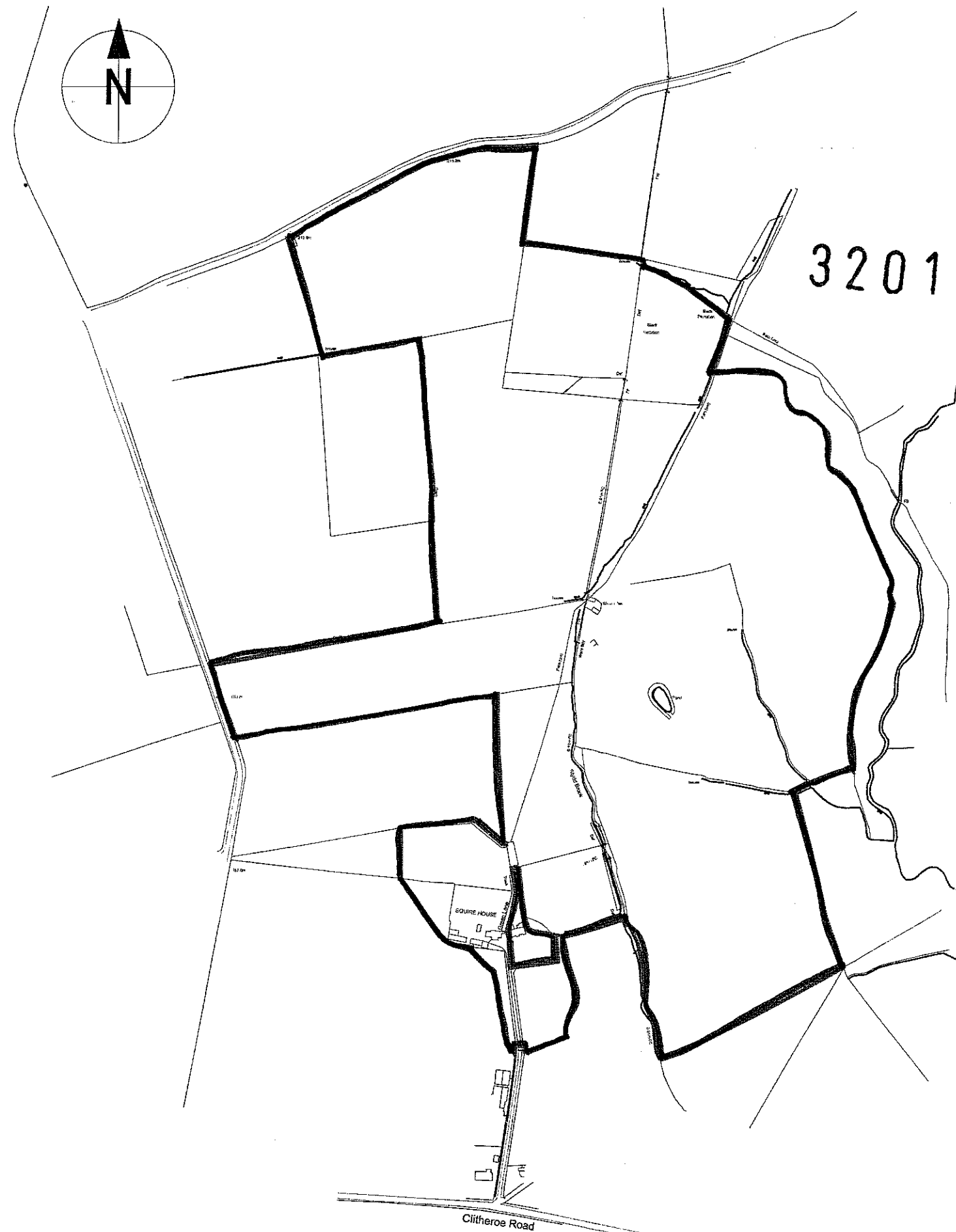
0 50m 100m 150m 200m 250m
Scale 1:2500



SITE PLAN AS EXISTING 1:500

SITE LOCATION PLAN 1:1250

0 25m 50m 75m 100m
Scale 1:1250



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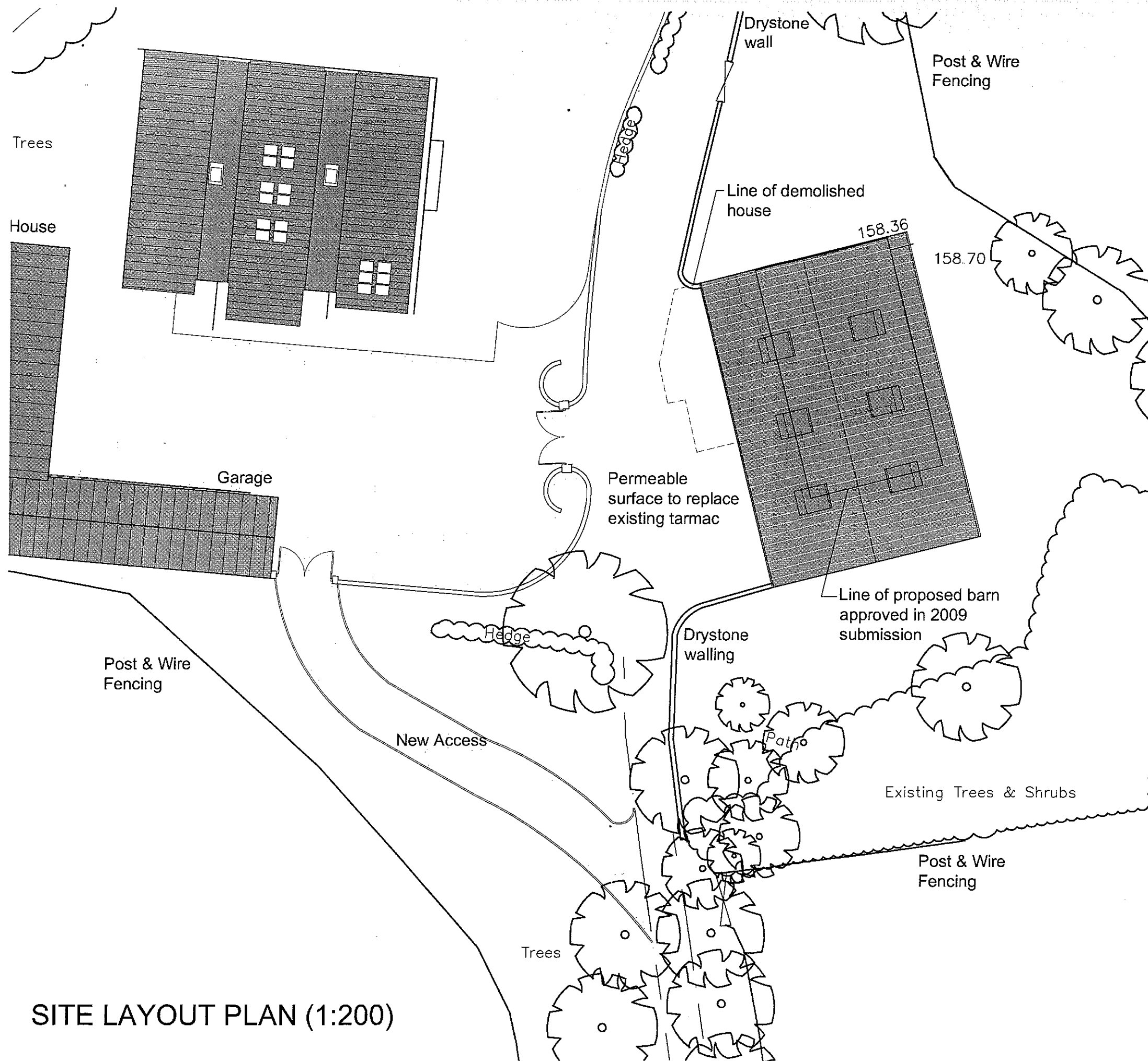
Revisions	
Not to be scaled	
Project	New Agricultural Barn Knowle Green, Ribchester
Mr & Mrs D Robinson	
Title	EXISTING O/S LOCATION PLAN
Drawing number	1633-01 1:100 @ A1 10/11

HARRISON PITT ARCHITECTS

29 CASTLE HILL
LANCASTER
LA1 1YN

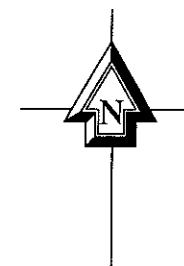
TEL: 01524 32479
FAX: 01524 32470
hpa@hparch.co.uk
www.hparch.co.uk





0 10m 20m
Scale 1:200

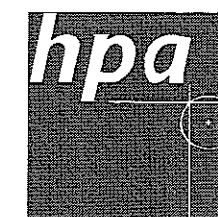
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Revisions	
Not to be scaled	© Harrison & Pitt Architects Ltd
Project	Proposed Agricultural Barn Squire House Knowle Gren, Ribchester. for Mr & Mrs D Robinson
Title	PROPOSED SITE PLAN
Drawing number	1633-010 1:200 @ A2 10/11

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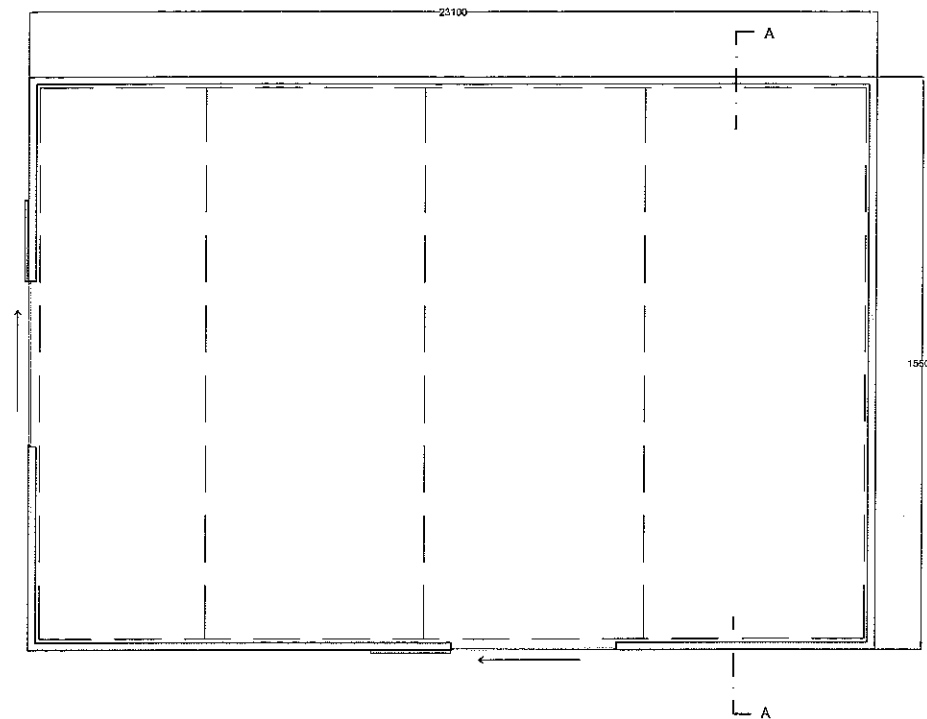
29 CASTLE HILL
LANCASTER
LA1 1YN



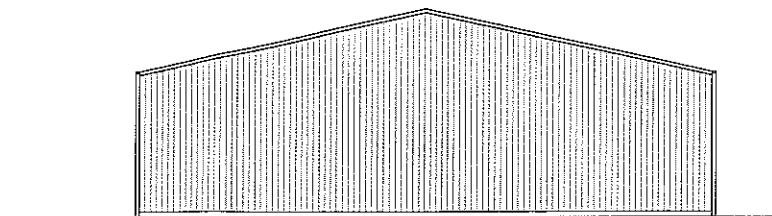
TEL: 01524 32479
FAX: 01524 32470
hpa@hparch.co.uk
www.hparch.co.uk

SITE LAYOUT PLAN (1:200)

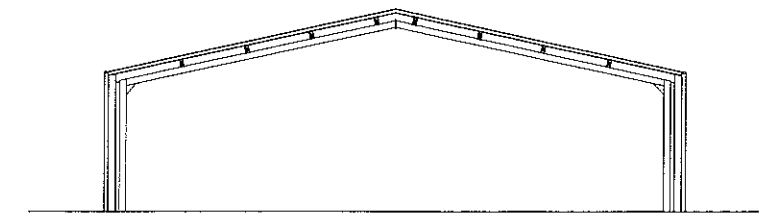
320110865 P



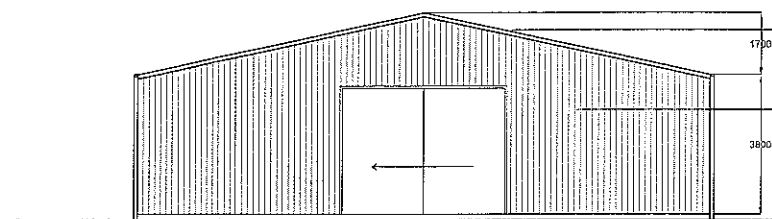
Roof Plan



South Elevation



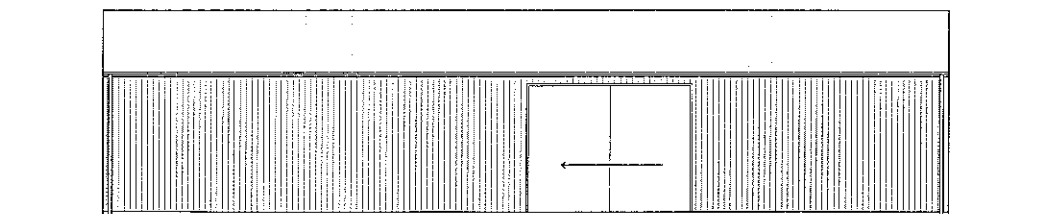
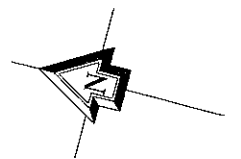
Section A-A



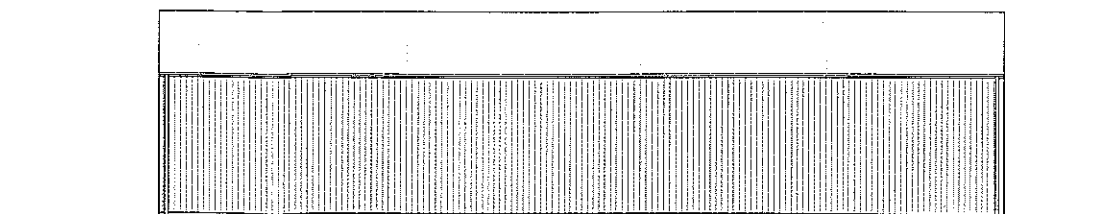
North Elevation

Fibre Cement roof
(Marley Eternit profile 6R)
Timber Yorkshire
Lapped Cladding

0 5m 10m
Scale 1:100



West Elevation



East Elevation

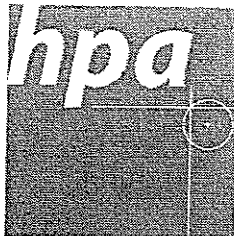
Revisions
Not to be scaled
© Harrison & Pitt Architects Ltd
Project
Proposed Agricultural Barn
Squire House
Knowle Green, Ribchester.
for Mr & Mrs D. Robinson
Title
PROPOSED PLANS, ELEVATIONS
AND SECTION
Drawing number
1633-011 1:100 @ A1 10/11

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29 Castle Hill
Lancaster
LA1 1YN
T: 01524 32479
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Design & Access Statement

For: Proposed Agricultural Barn

At: Squire House, Clitheroe Road, Knowle Green, Longridge, Lancs, PR3 2YS

Location:

The site is an existing 76 acre estate consisting of agricultural land and woodland. A public footpath runs through the site on a south/north axis. To the West of the path lies the domestic curtilage with dwelling house and outbuildings, to the East is the proposed Agricultural Barn.

Proposal:

A new agricultural barn (345sq.m floor area) is being proposed, which is to sit on the site of the 'Old Squire House' with a site area of 0.2 Ha. The previous application (ref. 3/2009/0169) was granted for a similar agricultural barn (156sq.m floor area) on the same site. The applicant is farming parts of the site and requires a simple agricultural barn of a certain size to allow him to perform the various operations associated with this process.

The previous barn design was a bespoke size. However, the new proposed barn is an adaptation of an 'off the shelf' design from a prominent local agricultural barn manufacturer (Wareings of Wrea Green, Lytham, Lancs).

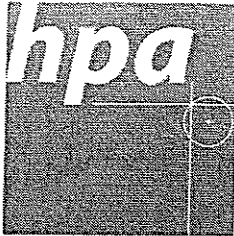
The barn will also be used for storage of materials for upkeep of the agricultural land / woodland (such as fencing, feeds etc). It will also provide a store for the collection of fallen timber from the woodland elsewhere on the site.

The applicant comments as follows:

"I am restoring the farming function of Squire House and in doing so also supporting the local economy through the creation of a new fledgling business. The farming operation of the land is essential to the maintenance, preservation and improvement of our upland grassland in this area of outstanding natural beauty."

Images of farming equipment at Squire House:





Access:

The building will be level access, and is one level throughout.

Materials:

Timber cladding to walls to match proposed replacement dwelling. Corrugated fibre cement roof on steel portal frame construction is proposed. The base of the barn will consist of a concrete slab to provide a hard standing area for storage of farm machinery, hay bales & wood logs/chips.

Bats / other species:

The former Squire House was demolished as part of the permission 3-2009-0132. There are no longer any buildings on the application site. The site is cleared awaiting development.

Drainage:

Stormwater run-off will be collected via water butts with rainwater holding tanks for farm use. Excess rainwater will go enter through a soak away drain on site.

Trees:

There are no trees where the proposed barn will be located and the site is currently cleared awaiting development.

Indicative building style: (*images from Wareing Farm Buildings*)

