



RIBBLE VALLEY
BOROUGH COUNCIL

05 JAN 2012

For office use only

Application No.

Date received

Fee paid £

Receipt No:

320120026P

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:	Brett	Surname:	Morgan
Company name:					
Street address:	Hapton Hall Farm		Telephone number:	Country Code	National Number
	Lyndale Road				Extension Number
	Hapton		Mobile number:		
Town/City:	Burnley		Fax number:		
County:			Email address:		
Country:					
Postcode:	BB11 5RD				
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		Telephone number:	Country Code	National Number
	Startifants Lane				Extension Number
	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 Wooden building to provide meeting room and undercover facilities for Stonyhurst Shoot

Has the building work or change of use already started?

☐ Yes ☒ No

4. Site Address Details - see attached page

Full postal address of the site (including full postcode where available)

Description:

House:		Suffix:	
House name:			
Street address:			
	WHALLEY		
Town/City:			
County:			
Postcode:	BB7 9PA		
Description of location or a grid reference (must be completed if postcode is not known):			
Easting:	372757		
Northing:	437867		

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:

Horizontal dark stained timber lap boarding

Roof - description:

Description of *existing* materials and finishes:

n/a

Description of *proposed* materials and finishes:

Wooden shingle roof stained to match walls of the building

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:

Drawing
Location Map
Design and access statement

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4. Site Address Details

Please provide the full postal address of the application site

Unit:		House number:		House suffix:	
House name:	LAND ADJACENT FOXFIELDS FARM				
Address 1:	STONYHURST				
Address 2:					
Address 3:					
Town:	CLITHEROE				
County:					
Postcode (optional):	BB7 9PA				
Description of location or a grid reference (must be completed if postcode is not known):					
Easting:		Northing:			
Description:					
AREA OF WOODED LAND OPPOSITE THE LAYBY DOWN THE FARM TRACK SEE LOCATION MAP					

5. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

☐ Yes ☐ No

If Yes, please complete the following information about the advice you were given (This will help the authority to deal with this application more efficiently)

Please tick if the full contact details are not known, and then complete as much as possible: ☐

Officer name:

Reference:

Date (DD/MM/YYYY):
(must be pre-application submission)

Details of pre-application advice received?

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

If you answered Yes to any of the above questions, please show details on your plans/drawings and state the reference of the plan (s)/drawings(s)

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:

Have arrangements been made for the separate storage and collection of recyclable waste?

☐ Yes ☐ No

If Yes, please provide details:

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

If Yes, please provide details of the name, relationship and role

SDate: 2010-09-10 \$Revision: 2999 \$

10 JAN 2012

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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	10	10	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

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 *- see attached page*

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?

40.00

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 B)

Certificate of Ownership - Certificate B

Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

I certify/The applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, 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 this application relates.

Notice recipient *- see attached page for details*

Date notice served -

Title: Mrs

First name:

Julia

Surname:

Pye

Person role:

Agent

Declaration date:

19/12/2011

☒

Declaration made

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

If you have answered Yes to the question above please add details in the following table:

Use class/type of use	Not applicable	Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross internal floorspace proposed (including change of use)(square metres)	Net additional gross internal floorspace following development (square metres)
A1	Shops	☐			
	Net tradable area:	☐			
A2	Financial and professional services	☐			
A3	Restaurants and cafes	☐			
A4	Drinking establishments	☐			
A5	Hot food takeaways	☐			
B1 (a)	Office (other than A2)	☐			
B1 (b)	Research and development	☐			
B1 (c)	Light industrial	☐			
B2	General industrial	☐			
B8	Storage or distribution	☐			
C1	Hotels and halls of residence	☐			
C2	Residential institutions	☐			
D1	Non-residential institutions	☐			
D2	Assembly and leisure	☐			
OTHER	Meeting Room	☐	0	40	40
Please Specify		☐			
Total		0	0	40	40

In addition, for hotels, residential institutions and hostels, please additionally indicate the loss or gain of rooms

Use class	Type of use	Not applicable	Existing rooms to be lost by change of use or demolition	Total rooms proposed (including changes of use)	Net additional rooms
C1	Hotels	☐			
C2	Residential Institutions	☐			
OTHER		☐			
Please Specify		☐			

19. Employment

Please complete the following information regarding employees:

	Full-time	Part-time	Total full-time equivalent
Existing employees			
Proposed employees			

20. Hours of Opening

Please state the hours of opening for each non-residential use proposed:

Use	Monday to Friday	Saturday	Sunday and Bank Holidays	Not known

21. Site Area

Please state the site area in hectares (ha)

10 JAN 2012

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24. Ownership Certificates

One Certificate A, B, C, or D, must be completed, together with the Agricultural Holdings Certificate with this application form

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

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

CERTIFICATE OF OWNERSHIP - CERTIFICATE B

Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

I certify/ The applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, 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 this application relates

Name of Owner	Address	Date Notice Served
Mr Mark Ruddingham	Estate Manager, Carter Jonas, 52 Kirkland, Kendal, LA9 5AP	05/01/12

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

JULIA PYE

04/01/12

CERTIFICATE OF OWNERSHIP - CERTIFICATE C

Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

I certify/ The applicant certifies that:

- Neither Certificate A or B can be issued for this application
- All reasonable steps have been taken to find out the names and addresses of the other owners (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) of the land or building or of a part of it, but I have/ the applicant has been unable to do so

The steps taken were:

Name of Owner	Address	Date Notice Served

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):

On the following date (which must not be earlier than 21 days before the date of the application):

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

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

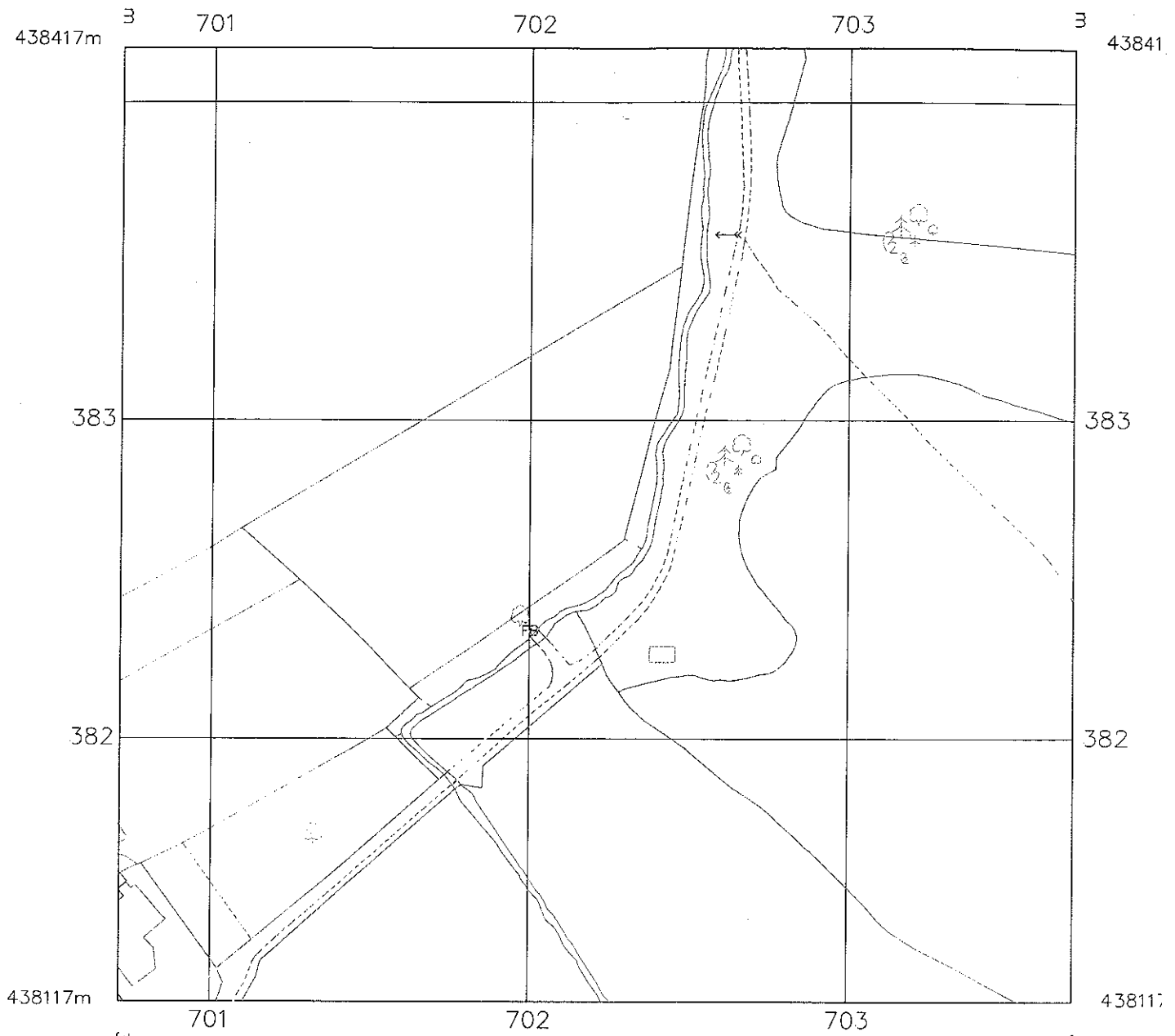
Title: Mrs First Name: Julia Surname: Pye
Person role: Agent Declaration date: 19/12/2011 ☒ Declaration Made

26. Declaration

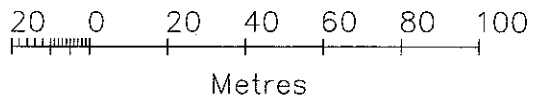
I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information.



Date 19/12/2011



320120026P



Scale 1:1250

DESIGN AND ACCESS IN SUPPORT OF A PLANNING APPLICATION FOR

A Wooden building in association with Stonyhurst Shoot

AT

**Foxfields Farm
Stonyhurst
Clitheroe
Lancashire
BB7 9PA**

For

Mr Brett Morgan

320120026P

AGENT

**Julia Pye
Hill Crest Farm
Startifants Lane
Chipping
Preston
PR3 2NP**

01995 61878 / 07712658436

DECEMBER 2011

Amount

One building is being applied for to be used in conjunction with Stonyhurst Shoot at land at Foxfields Farm

Use / Need

The building will be used during the shooting season (approximately 14 shoots per season) for the guns and beaters to use during their lunch and to have meetings.

The building will also be used outside of the shooting season for the people feeding the birds or doing other work on the shoot. Presently the shoot has no structure where they can gather together for lunch or at other times meaning that they are outside in all weathers. This building is very much needed for the family run shoot to provide undercover amenities for all those involved in the shoot to be together.

The shoot comprises of 12 Syndicate guns and 10 – 15 beaters. They shoot Pheasant and Ducks with some partridge current numbers are approximately 1200 birds each year.

The members of the shoot are also very much into conservation and have recently worked with the RSPB to adapt their practices to help the farm birds thrive on the site along with providing a sustainable shoot.

Stonyhurst shoot is very much a family orientated shoot with wives and children taking part throughout the year. The importance of this building will be to provide a place within the shoot where all the members can meet and eat together.

Layout

The layout of the building can clearly be seen on the accompanying plans and location map. However it will be sited within a wooded area to the North of the Track at Foxfields Farm. This site is adjacent a lay-by used for parking for the shoot, and due to the topography of the proposed site it lends itself to the erection of this wooden structure.

Scale / Design

The design of the building a very simple wooden structure measuring 8m x 5m to ensure it blends into its surroundings with only one room being provided within the building. The structure has been designed to be this size based on the amount of people it will need to accommodate, 20 people can easily be accommodated around a table with a boot store also being provided. The modest scale of the building will ensure that it doesn't become a prevailing feature of the landscape, and the low eaves and ridge height will further

ensure that it is not unduly dominant within the local landscape, however it should be noted that the building will not be overlooked by any residence.

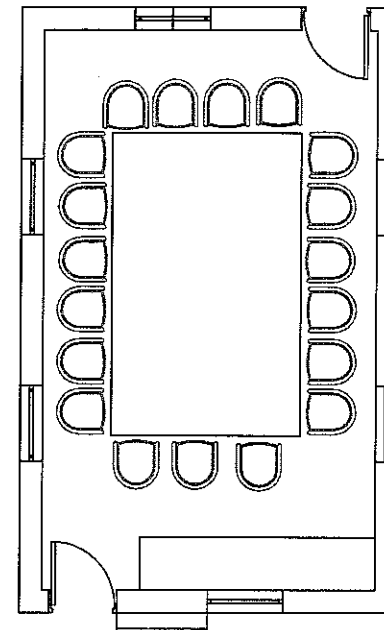
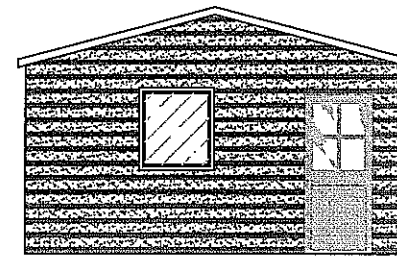
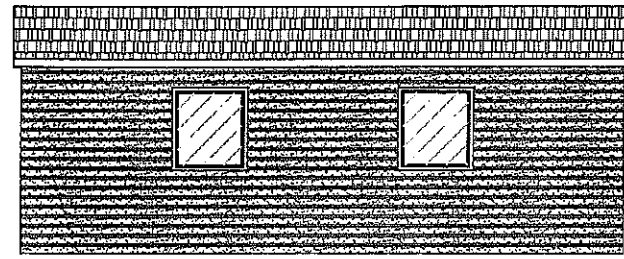
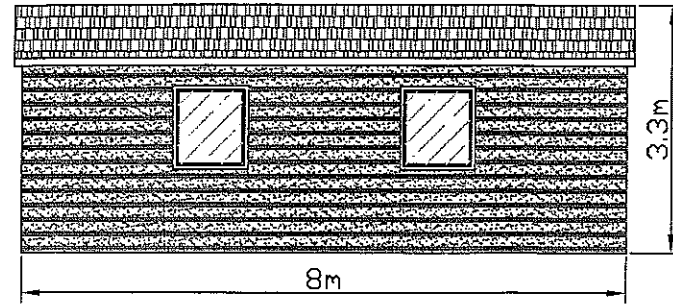
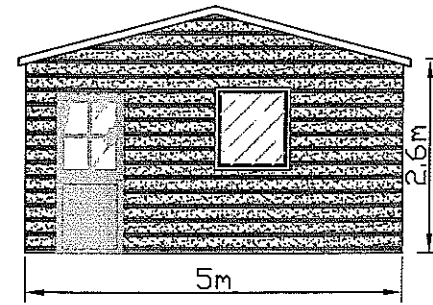
Landscaping

Due to the natural screening on site (wood) it is not felt that supplementary landscaping is necessary. Also due to the building having shallow footings within a cleared area of the wood it is not envisaged that any impact will be caused to the existing trees on site.

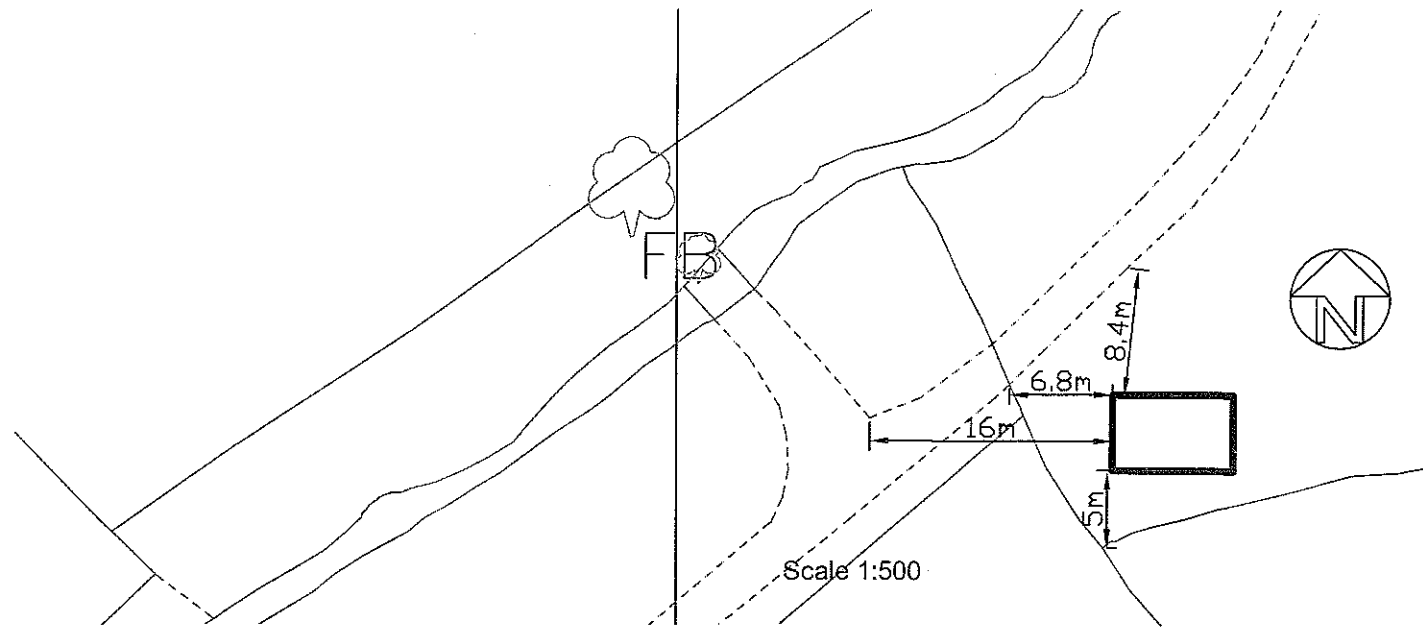
Access

Access to the building will be by foot only, with no right of entry being provided for vehicles. However parking is provided within close proximity to the building and if necessary emergency services could get within a short distance of the building.

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32012002P



Julia Pye

Hill Crest Farm, Sterilants Lane, Chipping PR3 2NP
Tel 01995 61876 / 0771 265 8436
email: julia.pye1@hotmail.com

Clients Details,

Mr Brett Morgan
Project Details,

New Building ancillary to Stonyhurst Shoot

Project Address,

Foxfields Farm, Stonyhurst Clitheroe BB7 9PN

Drawing No
JP/BIA/0419a

Date
Dec 2011

Scale
1:100

Drawn By
Julia Pye

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