



RIBBLE VALLEY
BOROUGH COUNCIL

06 JAN 2012

FOR THE
ATTENTION OF

For office use only

Application No.

Date received

Fee paid £

Receipt No:

320120030P

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:	J	Surname:	Peel
Company name:					
Street address:	c/o agent				
Town/City:					
County:					
Country:					
Postcode:					
Telephone number:					
Mobile number:					
Fax number:					
Email address:					
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				
	Startifants Lane				
	Chipping				
Town/City:	Preston				
County:					
Country:	United Kingdom				
Postcode:	PR3 2NP				
Telephone number:					
Mobile number:					
Fax number:					
Email address:					juliapye1@hotmail.com

3. Description of the Proposal

Please describe the proposed development including any change of use:

Roof over existing silage clamp phase 1 of a 2 phase application

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:		Suffix:	
House name:	GREGSONS FARM		
Street address:	SETTLE ROAD		
	NEUSHOLME		
Town/City:	CLITHEROE		
County:			
Postcode:	BB7 4JF		

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

Easting:	384411
Northing:	451779

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:

Earth Banked

Description of *proposed* materials and finishes:

Concrete Shuttered panels to lower walls and upper walls to be constructed from Tanalized Timber Space Boarding

Roof - description:

Description of *existing* materials and finishes:

n/a

Description of *proposed* materials and finishes:

Eternit Farmscape profile 6 cement fibre sheets in natural grey with 2 GRP roof lights 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:

Peel elevations and ground plans
Peel location map
Peel design and access 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

into existing slurry store

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	693.0	693.0	831.0	138.0
Total		693.0	693.0	831.0	138.0

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?

831.74

sq.metres

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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:

05/01/2012

☒ 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 tenant	
Number:	Suffix:	
Street:		
Locality:		
Town:		
Postcode:		

Title: Mrs

First Name: Julia

Surname: Pye

Person role: Agent

Declaration date:

05/01/2012

☒ 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: 05/01/2012

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**DESIGN AND ACCESS / AGRICULTURAL NEEDS STATEMENT
IN SUPPORT OF A PLANNING APPLICATION FOR**

A 2 phase application for:-

**Phase 1 Roof Over Existing Silage Clamp
Phase 2 Roof Over existing Silage Clamp
AT**

**Gregsons Farm
Settle Road
Newsholme
BB7 4JF**

For

Mr J Peel

AGENT

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

01995 61878 / 07712658436

JANUARY 2012

Amount

Two buildings are being applied for in two phases. This is because two buildings although they will be built at separate intervals determination is required for both at the outset for the applicant to arrange finances and also prepare the site for construction.

Use / Need

The applicant currently has two earth banked silage pits on site. Although these are covered with silage sheets and tyres the silage is still open to the elements to a large degree. The roofs over the clamps will ensure that the amount of rainwater causing run off will be significantly reduced and allow the applicants slurry store to hold all the slurry produced by his dairy cows over the winter months. This is currently impossible due to the amount of run off created by the silage clamps.

The applicant owns a large dairy farm with current numbers as follows:-

230 cows in milk, 15 in calf heifers. No replacements are bred on the farm and the applicant either buys in, new calved cows or in calf heifers. All cows are served by a beef bull and calves are sold at Gisburn Auction Mart at 1 month old approximately. In addition to the dairy herd the applicant also buys store lambs to fatten on the holding.

The applicant farms in excess of 320 acres of land all down to grass and Maize. They take between 2 – 3 crops of grass off the land each year depending on the weather. In 2011 the applicants produced 3680 Tonnes of Silage and 400 Tonnes of Whole Crop (taken from the Maize). The silage is stored in the larger clamp and the whole crop in the smaller clamp. Both clamps have been on site for 25 years and benefit from a concrete floor.

As the stock have increased on the farm the slurry pit can no longer cope with the capacity of the slurry produced along with the runoff from the silage clamp, not only will the roof reduce the run off as mentioned above it will also help to improve the quality of the silage and whole crop to ensure the goodness kept within the crop, this in turn will benefit the milk production

Layout

Both phases will be sited adjacent each other to the east of the existing farm. They layout of the buildings has been governed by the existing earth banked clamps and although slightly detached from the main built environment of the farm they are still in close proximity to the main farm. In any case there is no land available within the built environment of the farm to move the clamps to

Scale / Design

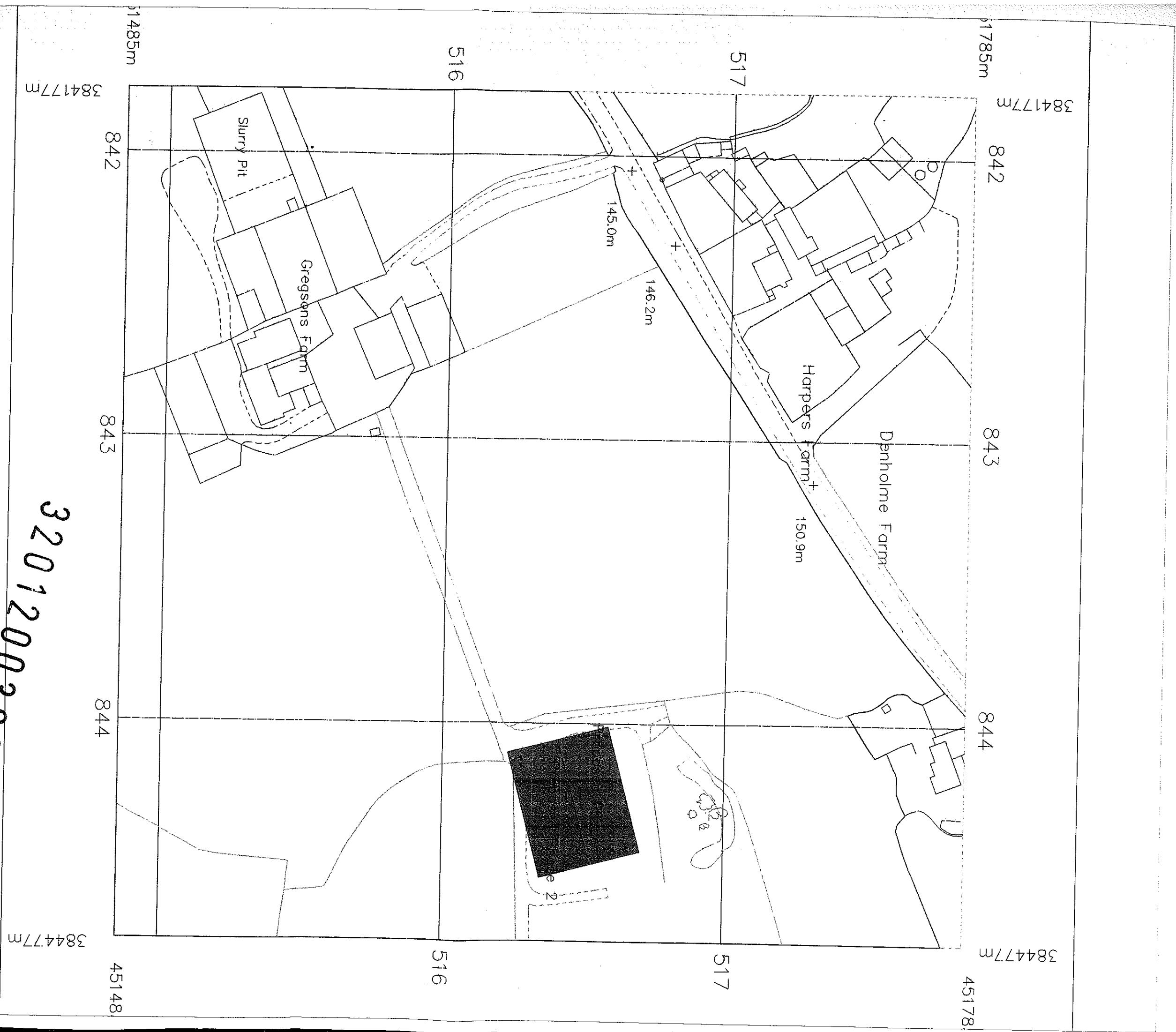
The scale of the buildings has had to take into account the machinery used to bring in the silage and stack it. The proposed eaves height has been carefully chosen to ensure that large vehicles can access the building and tip the silage up. The design of the buildings has also been carefully chosen with the East and West earth bunds still remaining to help remain the integrity of the existing clamps. The buildings will provide a larger footprint for the silage and allow the applicant to store more.

Landscaping

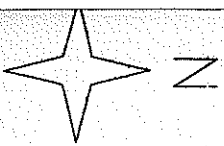
No Hard or soft landscaping is proposed as part of this application due to the visible sides of the proposed buildings having a maximum height of 7m however if the Local Authority felt it would be beneficial the applicant would be willing to plant so local natural species if it didn't compromise his access to the building.

Access

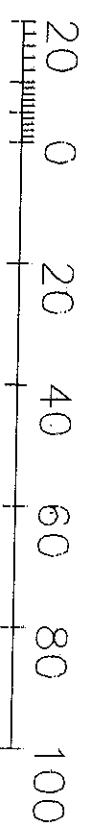
Access to the building will be from track from the existing farm yard with adequate room for the turning and maneuvering of vehicles and room for emergency services if they were ever required on site.



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N



Metres

Scale 1:1250

Gregsons Farm
Settle Road
Newsholme
BB7 4JF