

30 JAN 2012

FOR THE
ATTENTION OF

For office use only

Application No:

Date received

Fee paid £

Receipt No:

320120099P

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 planning applications on council websites

Please note that with the exception of applicant contact details and Certificates of Ownership, the information provided on this application form and in supporting documents may be published on the council's website.

If you have provided any other information as part of your application which falls within the definition of personal data under the Data Protection Act which you do not wish to be published on the council's website, please contact the council's planning department.

Please complete using block capitals and black ink.

It is important that you read the accompanying guidance notes as incorrect completion will delay the processing of your application.

1. Applicant Name and Address

Title: First name:

Last name:

Company (optional):

Unit: House number: House suffix:

House name:

Address 1:

Address 2:

Address 3:

Town:

County:

Country:

Postcode:

2. Agent Name and Address

Title: First name:

Last name:

Company (optional):

Unit: House number: House suffix:

House name:

Address 1:

Address 2:

Address 3:

Town:

County:

Country:

Postcode:

3. Description of the Proposal

Please describe the proposed development, including any change of use:

NEW AGRICULTURAL STORAGE BUILDINGS FOR FEED/IMPLEMENTS
AND MACHINERY AND LIVESTOCK

Has the building, work or change of use already started?

☐ Yes

☒ No

If Yes, please state the date when building,
work or use were started (DD/MM/YYYY):

(date must be pre-application submission)

Has the building, work or change of use been completed?

☐ Yes

☒ No

If Yes, please state the date when the building, work
or change of use was completed: (DD/MM/YYYY):

(date must be pre-application submission)

4. Address Details

Please provide the full postal address of the application site.

Unit: House number: House suffix:

House name: KNOW HOUSE BARN

Address 1: CLITHEROG ROAD,

Address 2:

Address 3: KNOW GREEN

Town: NR, PRESTON

County: LANCZ

Postcode (optional): PR3 2YK.

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

Easting: Northing:

Description:

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:

 DETAILS TO BE AGREED AND FINALISED SHORTLY

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

☐ Yes ☒ No

If Yes, please provide details:

8. Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal?

☒ Yes ☐ No

If Yes, please provide details:

 YES, ADJOINING RESIDENTS OF CONJECTED BARN

9. Council Employee / Member

Is the applicant or agent related to any member of staff or elected member of the council?

☐ Yes ☒ No

If Yes, please provide details:

Materials

If applicable, please state what materials are to be used externally. Include type, colour and name for each material:

	Existing (where applicable)	Proposed	Not applicable	Don't Know	Drawing references if applicable
Walls		CEDAR BOARDING, WITH STONE CUR AND WAPPING + YORKSHIRE BOARDING	☐	☐	0382/93/ 110 REV B.
Roof		PROFILED SHEET CLADDING COLOUR TO BE AGREED	☐	☐	11
Windows		UPVC / ALUMINIUM POWDER COATED, COLOUR TO BE AGREED	☐	☐	0382/93/ 110 REV B.
Doors		TIMBER DOORS IN CEDAR TO MATCH CLADDING	☐	☐	11 11
Boundary treatments (e.g fences, walls)			☒	☐	
Vehicle access and hard-standing		SMOOTH CONCRETE	☐	☐	0382/93/ 1001 REV B.
Lighting			☐	☐	
Others (please specify)			☐	☐	

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:

LOCATION PLAN, PROPOSED SITE PLAN, PROPOSED PLAN + ELEVATIONS. AND
DESIGN + ACCESS STATEMENT.

11. Vehicle Parking

Please provide information on the existing and proposed number of on-site parking spaces:

Type of Vehicle	Total Existing	Total proposed (including spaces retained)	Difference in spaces
Cars			0
Light goods vehicles/ public carrier vehicles			0
Motorcycles			0
Disability spaces			0
Cycle spaces			0
Other (e.g Bus)			0
Other (e.g Bus)			0

12. Foul Sewage

Please state how foul sewage is to be disposed of:

- ☐ Mains sewer
 ☐ Cess pit
☒ Septic tank
 ☐ Other
☐ Package treatment plant

Are you proposing to connect to the existing drainage system? ☐ Yes ☒ No

If Yes, please include the details of the existing system on the application drawings and state references for the plan(s)/drawing(s):

NEW TANK FOR FUL WASTE FROM FLOOR GULLIES NO STABLES AND DRAINAGE CHANNELS

13. 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 a 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
 ☒ Existing watercourse
☐ Soakaway
 ☒ Pond/lake
☐ Main sewer

NEAREST WATERCOURSE DISCHARGES INTO EATON POND

14. Biodiversity and Geological Conservation

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

15. Existing Use

Please describe the current use of the site:

AGRICULTURAL GRASSLAND

Is the site currently vacant? ☒ Yes ☐ No

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

AGRICULTURAL

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

(date where known may be approximate)

Does the proposal involve any of the following:

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

If you have answered Yes to any of the above, you will need to submit an appropriate contamination assessment.

16. 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 will need to provide a full Tree Survey, with accompanying plan before your application can be determined. 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'.

17. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste?

☐ Yes ☒ No

If Yes, please describe the nature, volume and means of disposal of trade effluents or waste.

Residential Units (Including Conversion)

Does your proposal include the gain, loss or change of use of residential units?
If Yes, please complete details of the changes in the tables below:

☐ Yes

☒ No

Proposed Housing

Market Housing	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals (a + b + c + d + e + f + g) =							

Social Rented	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals (a + b + c + d + e + f + g) =							

Intermediate	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals (a + b + c + d + e + f + g) =							

Key worker	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals (a + b + c + d + e + f + g) =							

Total proposed residential units (A + B + C + D) =

Existing Housing

Market Housing	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals (a + b + c + d + e + f + g) =							

Social Rented	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals (a + b + c + d + e + f + g) =							

Intermediate	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals (a + b + c + d + e + f + g) =							

Key worker	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals (a + b + c + d + e + f + g) =							

Total existing residential units (E + F + G + H) =

TOTAL NET GAIN or LOSS of RESIDENTIAL UNITS (Proposed Housing Grand Total - Existing Housing Grand Total):

0

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	☐			385.00	385.00
Please specify	☐				
	☐				
Total				385.00	385.00

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	Hostels	☐			

20. Employment

Please complete the following information regarding employees:

	Full-time	Part-time	Total full-time equivalent	Not known
Existing employees	0	0	0	
Proposed employees	0	1	0	

21. 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
	N / A.			

22. Site Area

Please state the site area in hectares (ha)

1,082 sq. m approx.

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 a waste management development? ☐ Yes ☒ No

If the answer is Yes, please complete the following table:

	Not applicable	The total capacity of the void in cubic metres, including engineering surcharge and making no allowance for cover or restoration material (or tonnes if solid waste or litres if liquid waste)	Maximum annual operational throughput in tonnes (or litres if liquid waste)
Inert landfill	☐		
Non-hazardous landfill	☐		
Hazardous landfill	☐		
Energy from waste incineration	☐		
Other incineration	☐		
Landfill gas generation plant	☐		
Pyrolysis/gasification	☐		
Metal recycling site	☐		
Transfer stations	☐		
Material recovery/recycling facilities (MRFs)	☐		
Household civic amenity sites	☐		
Open windrow composting	☐		
In-vessel composting	☐		
Anaerobic digestion	☐		
Any combined mechanical, biological and/or thermal treatment (MBT)	☐		
Sewage treatment works	☐		
Other treatment	☐		
Recycling facilities construction, demolition and excavation waste	☐		
Storage of waste	☐		
Other waste management	☐		
Other developments	☐		

Please provide the maximum annual operational throughput of the following waste streams:

Municipal	
Construction, demolition and excavation	
Commercial and industrial	
Hazardous	

If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make clear what information it requires on its website.

24. Hazardous Substances

Does the proposal involve the use or storage of any of the following materials in the quantities stated below? ☐ Yes ☐ No ☒ Not applicable

If Yes, please provide the amount of each substance that is involved:

Acrylonitrile (tonnes)	Ethylene oxide (tonnes)	Phosgene (tonnes)
Ammonia (tonnes)	Hydrogen cyanide (tonnes)	Sulphur dioxide (tonnes)
Bromine (tonnes)	Liquid oxygen (tonnes)	Flour (tonnes)
Chlorine (tonnes)	Liquid petroleum gas (tonnes)	Refined white sugar (tonnes)

Other:

Other:

Amount (tonnes):

Amount (tonnes):

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 (General Development Procedure) Order 1995 Certificate under Article 7**

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 (General Development Procedure) Order 1995 Certificate under Article 7**

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

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

CERTIFICATE OF OWNERSHIP - CERTIFICATE C**Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7**

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):

Certificates (continued)

CERTIFICATE OF OWNERSHIP - CERTIFICATE D

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

I certify/ The applicant certifies that:

§ Certificate A cannot be issued for this application

§ All reasonable steps have been taken to find out the names and addresses of everyone else 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 to which this application relates, but I have/ the applicant has been unable to do so

The steps taken were:

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):

AGRICULTURAL HOLDINGS CERTIFICATE

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

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

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

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:

Name of Tenant	Address	Date Notice Served

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

26. Planning Application Requirements - Checklist

Please read the following checklist to make sure you have sent all the information in support of your proposal. Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the Local Planning Authority has been submitted.

3 copies of a completed and dated application form: ☒The correct fee: ☒3 copies of the plan which identifies the land to which the application relates drawn to an identified scale and showing the direction of North: ☒3 copies of a design and access statement: ☒3 copies of other plans and drawings or information necessary to describe the subject of the application: ☒3 copies of the completed, dated Article 7 Certificate (Agricultural Holdings): ☒3 copies of the completed, dated Ownership Certificate (A, B, C, or D - as applicable): ☒

27. Declaration

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

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

(date cannot be pre-application)

Applicant Contact Details

Telephone numbers

Country code: National number: Extension number:

Country code: Mobile number (optional):

Country code: Fax number (optional):

Email address (optional):

29. Agent Contact Details

Telephone numbers

Country code: National number: Extension number:

Country code: Mobile number (optional):

Country code: Fax number (optional):

Email address (optional):

allanloynaydock@hotmail.com

30. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

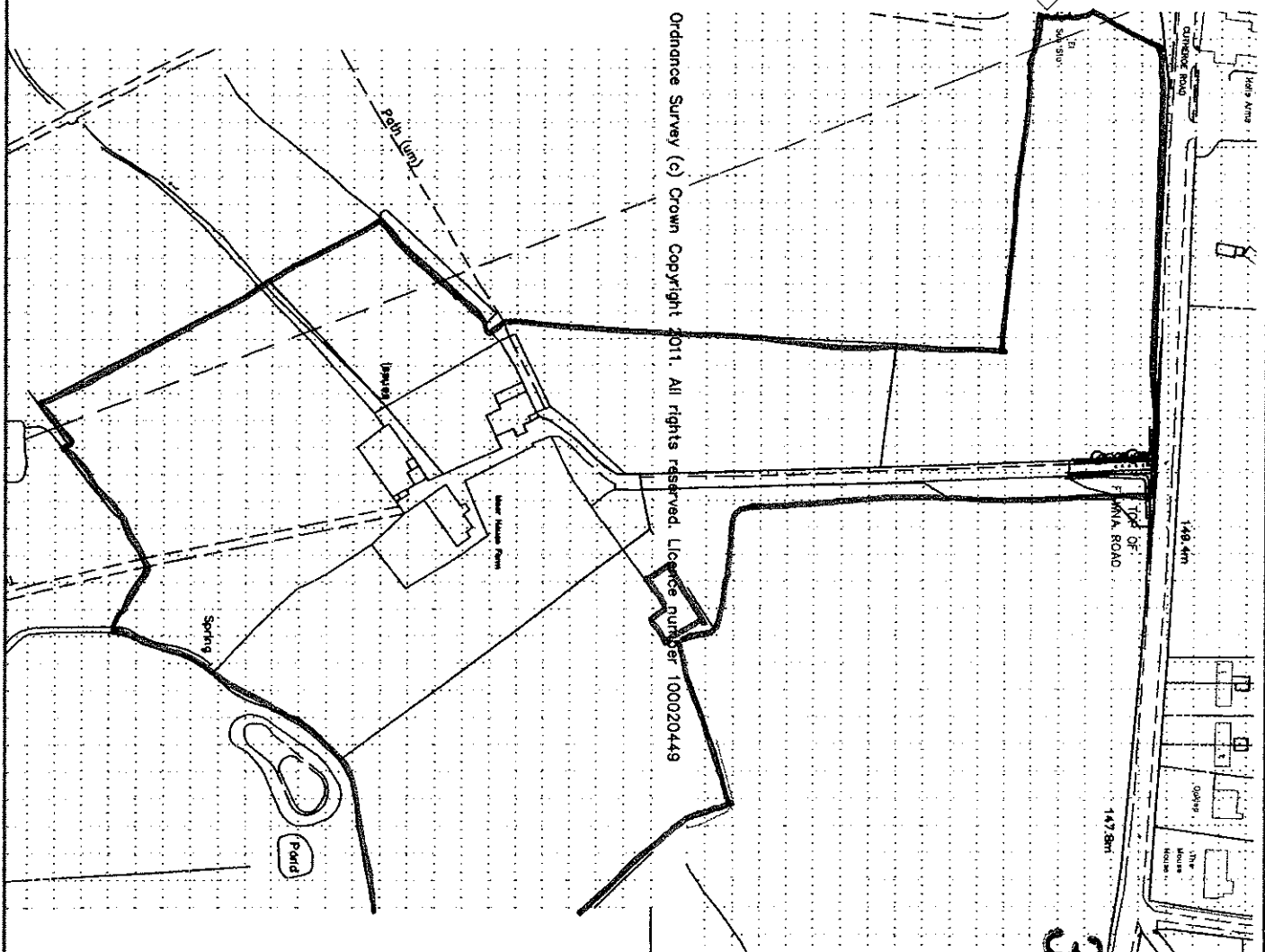
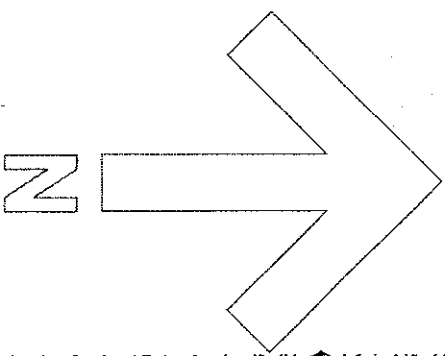
☒ Yes☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

☐ Agent☒ Applicant☐ Other (if different from the agent/applicant's details)

If Other has been selected, please provide:

Contact name: Telephone number: Email address:



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320120099p

NOTES
THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER DRAWINGS FOR THIS PROJECT.
ALL DIMENSIONS ARE IN METRES UNLESS STATED OTHERWISE.
ALL DIMENSIONS ARE IN METRES UNLESS STATED OTHERWISE.
ANY DISCREPANCIES BETWEEN THE INFORMATION SHOWN ON THE PLAN AND THAT FOUND ON
SITE ARE TO BE REPORTED TO THE DESIGNER IMMEDIATELY.

A.L.H. Design Services
Barley Cottage, Brewery Street, Longridge, Lanc
PR3 3NB, Tel & Fax : (01772) 785719

Client
Mr R. Brown,
Moor House Farm,
Clitheroe Road,
Knowle Green
Mr Preston, Lancs. PR3 2YS

Job/Scheme Title
**ANCILLARY BUILDING FOR FARM
ANIMALS AND STORAGE AND
ASSOCIATED SITE WORKS**

Drawing Title
LOCATION PLAN

Job/Scheme Number		Drawing Number	
0382 / 93		Drawing No 01 D	
Scale	Date	Drawn	Checked
1/2500	Oct 10	a.t.l.h.	

ERECTION OF ANCILLARY BUILDING FOR
STORAGE AND LIVESTOCK,
AT
MOOR HOUSE FARM, CLITHEROE ROAD, KNOWLE GREEN, NR
PRESTON,

Design & Access Statement

320120099P

**DESIGN AND ACCESS STATEMENT IN SUPPORT OF PROPOSED
ANCILLARY BUILDING FOR AGRICULTURAL STORAGE ETC AND
ASSOCIATED SITE WORKS.**

**AT
MOOR HOUSE FARM, CLITHEROE ROAD, KNOWLE GREEN, NR PRESTON,
LANCS.**

This statement is prepared in support of the accompanying submitted Planning Application made on behalf of Mr R Brown, Moor House Farm, Clitheroe Road, Knowle Green, Nr Preston, Lancs,

1.0 SITE BACKGROUND INFORMATION

320120099P

The existing site is located on the fringe of the Area of Outstanding Natural Beauty and off Clitheroe Road, and is located approx. 1.5 miles from Ribchester, 3.0 miles from Longridge and 7 miles from Clitheroe. The farm has recently been purchased by my client who is wishing to bring back a small holding to what is still classified as Agriculture, however the last farming was carried out approx 30-40 years ago, when the last of the farm labourers left to pursue a different career.

The farm originally was approx part of the Stoneyhurst Estate, however the last farming carried out was over a 60-70 acres of pastureland and farmed the surrounding area, however over a number of years parcels were sold off to other farmers and other interested parties in order to secure additional funding. The present farm now has an area of land of 14 acres which is for grazing generally. The farm presently has little or no livestock or sheep grazing on it, however it's my client's intentions to have rare breeds (Highland Cattle, Belted Galloways of the beef cattle, and textile sheep, again all reared to market, and with numbers to suit the land available approx 10 and 50 split respectively. On site at present there is the existing farmhouse, with a barn attached, and a small outbuilding, all within my client's ownership. The other existing barn adjacent to the farmhouse is in others control and to which it is being changed into a separate dwelling, therefore there are no buildings on site readily available for winter housing of animals.

The existing farm is situated some 250metres away from the road, and is screened by the hedgerow and trees.

Through the new unit, a further full time post will be created, and additionally a farm labourer in order to run the farm on a daily basis.

No contact has been made with the Local Authority in respect of pre-application advice.

The new ancillary building is located in the north east corner of the client's ownership in agricultural designation, and is accessed off the existing improved track that feeds the converted barn, and the existing farmhouse. For the unit to function correctly the ancillary building needs to be located so that it can easily be accessed off the track, whilst maintaining a close connection to the surrounding pasture. A concrete apron has been formed to provide a purposeful finish which will allow access for any large vehicles without any problematic sinking or grounding due to loads when moving livestock to and from the site.

2.0 DESIGN MATTERS

The design proposal in brief

320120099P

The building is within the applicant's agricultural fields of his property boundaries, and in close proximity of the adjoining fields, this will ensure that the field entrance can be accessed easily off the existing improved access track

We feel that the location of the building will ensure that it can be accessed all year round more easily than if it were to be mounted on the bottom edge of the clients boundaries whilst also being tucked away on the corner and also screened by trees and hedgerow. An apron is required so as to allow access for all types of vehicles, and this is why we have indicated a concrete apron which can easily be cleaned and also withstand any overbearing loading from vehicles.

Use/Agricultural need

The application site is 14 acres of grassland and the client intends to obtain some rare breeds as well as some traditional types of cattle and sheep, the majority of which will be beef. This building will provide housing for the applicant's sheep and cattle during adverse weather, and also provide much needed storage for hay, and feed etc, machinery and implements ancillary to this parcel of land such as tractors etc.

Layout

The building will consist of an open sided bay, the animals to shelter with free standing fencing/screen panels to allow for flexibility of division, with boarded side and rear elevation. The rear elevation will be in tanilised timber and be a hit and miss type system to allow for the passage of fresh air, whilst the side will be in Cedar panels to match that of the barn garaging. The remainder of the unit will have boarded face on all three sides and will be a secure type lockable area with sliding doors the full height for storage of hay, and the ancillary machinery etc. To the northern side will be two stables and a tack room located behind the main lockable area. A personnel door will be housed under the open aspect which again will be lockable.

Scale/Design

The scale of the building is in keeping for a building of this nature and its use to ensure that the building is fit for purpose. The design of the building has been chosen carefully after discharging two other schemes one for being too small for the intended purpose, and the other for it being too large to site comfortably on the site. The design of the facing materials have been chosen to blend in with that of the surrounding units, being of stone, cedar panels, tanilised panels and cladding materials, to minimise the detrimental impact, and will enable the building to blend into the existing landscape.

The design will use the vernacular features of the surrounding buildings and will include natural materials wherever economically possible. The rear low level panels will be concrete (which will be hidden by the embankment) to allow for a machine to enter the open fronted unit to load up waste products before disposal, and will sit within the portal frame columns.

Hardstanding will be provided by the concrete apron to be cast in front and to the side of the building.

The total footprint of the proposed unit is 385m sq, of which 163sq m is ancillary storage for the animals and the remainder for storage of hay, horse's machinery etc.

The layout has been kept to a minimum area that meets the functional requirement of the development, and the internal layout has been designed to allow for both livestock movements between both areas with some flexibility

The proposal represents a modest scale development relative to other livestock buildings within the locality, the scale has been kept to a minimum required for the proposed use, and with it being in close proximity to the ANOB, and this requires a minimum impact

Landscaping

There is already a hedgerow and trees along the northern boundary of the site, which could if required be further enhanced, however this may form a foreign looking shield as the screening is quite linear and forms a natural break between fields etc. Should the LA see it necessary to provide additional screen planting then natural species of hedgerow should be suggested.

Access to the building will be via the improved access track already insitu, which is feed off the main Clitheroe Road, of which the access has been significantly improved to allow for turning and manoeuvring to and from site, whilst maintaining room for emergency services and refuse vehicles on the site

SUMMARY

To summarise the following should be considered:-

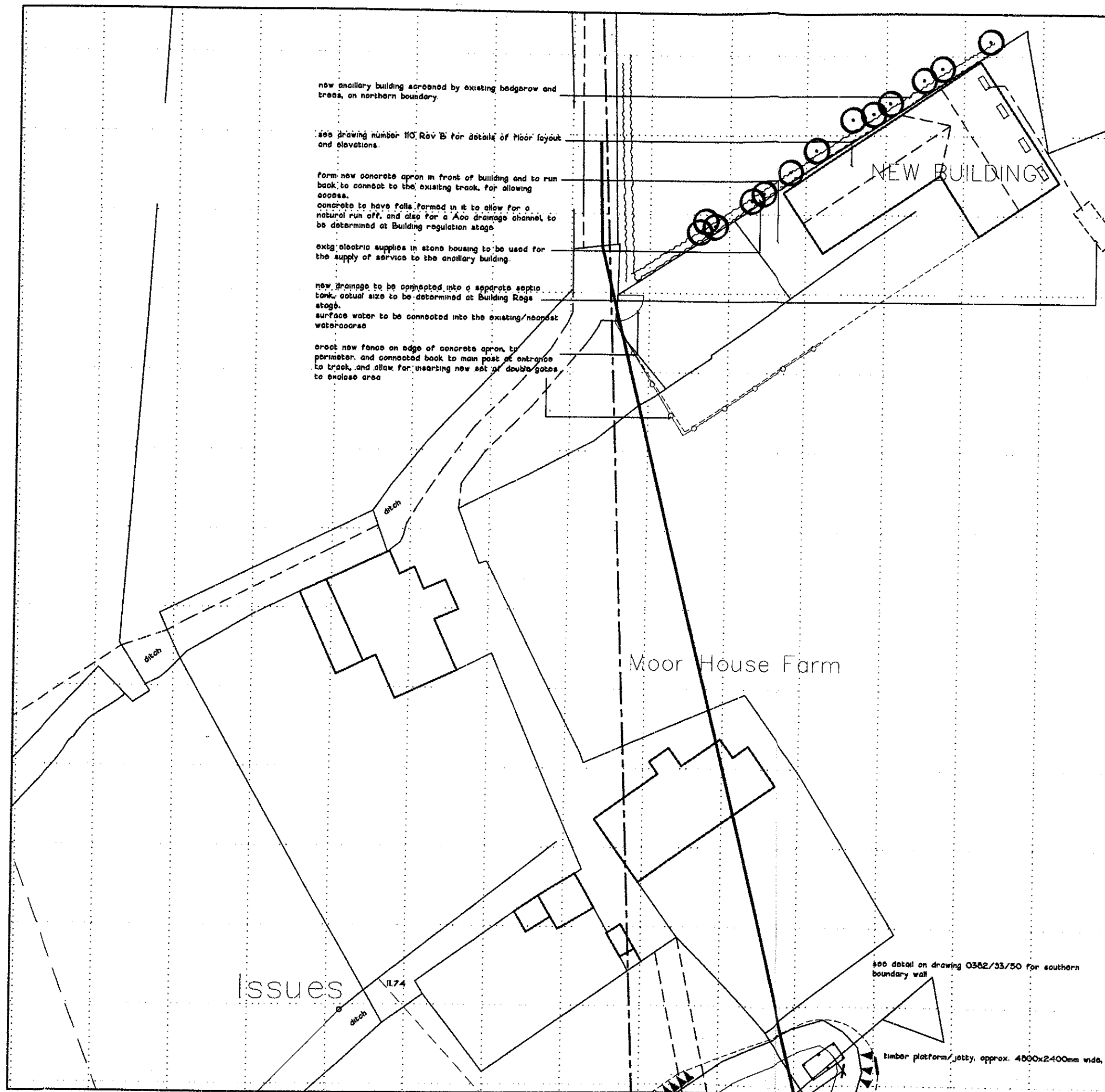
The proposed building has very little impact, if any on the appearance of the open landscape and is located within the agricultural curtilage of the existing farmland, but not located in isolation from the nearby access road/track and is therefore not causing an obstruction to any rights of way etc

The proposal responds positively to the context of the site and is sympathetic to the immediate existing dwelling(s). The works have very little impact on any of the surrounding features in the form of overshadowing due to its position on the north easterly side of the field. In fact when looking at it in winter solstice, the solar shading has absolutely no effect.

The materials chosen for the project are traditional/complimentary to those used in the immediate vicinity, but are also in keeping with current construction and the surrounding district

Finally, we believe the building is in align with demands for spatial requirements, and in our opinion does not detract from the existing quality of the surrounding buildings.

320120099^D



NOTES
THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER DRAWINGS FOR THIS PROJECT.
ALL LEVELS AND DIMENSIONS ARE TO BE CHECKED ON SITE BY THE CONTRACTOR, PRIOR TO
PLACING ORDERS OR COMMENCING ANY OF THE RELEVANT WORKS.
ALL DIMENSIONS ARE IN MILLIMETRES UNLESS STATED OTHERWISE.
ANY DISCREPANCIES BETWEEN THE INFORMATION SHOWN ON THE PLAN AND THAT FOUND ON
SITE ARE TO BE REPORTED TO THE DESIGNER IMMEDIATELY.

320120099P

B 17.01.12 Ancillary building size amended
A 09.01.12 Ancillary building size amended

Rev.	Date	Description
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Job/Scheme Title

ANCILLARY BUILDING AND
WORKSHOP

Drawing Title

PROPOSED SITE LAYOUT

Job/Scheme Number		Drawing Number	
0382/93		Drawing No 100 B	
Scale	Date	Drawn	Checked
1/500th	Dec 11	a.t.l-h.	