



RIBBLE VALLEY
BOROUGH COUNCIL

- 8 FEB 2012

For office use only

Application No:

320120132P

Date received

Fee paid £

Receipt No:

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

You can complete and submit this form electronically via the Planning Portal by visiting www.planningportal.gov.uk/apply

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.

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: Mr First name: BRIAN
Last name: CLEGG
Company (optional): G & N CLEGG & SONS
Unit: House number: House suffix:
House name: GREENLANDS FARM
Address 1: THORNLEY
Address 2:
Address 3:
Town: PRESTON
County: LANCASHIRE
Country:
Postcode: PR3 2TS

2. Agent Name and Address

Title: Mr First name: GARY
Last name: HOERTY
Company (optional): GARY HOERTY ASSOCIATES
Unit: House number: 6-8 House suffix:
House name:
Address 1: CHURCH STREET
Address 2:
Address 3:
Town: CLITHEROE
County: LANCASHIRE
Country:
Postcode: BB7 2DG

3. Description of the Proposal

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

ERECTION OF GENERAL PURPOSE STEEL PORTAL FRAME
BUILDING FOR AGRICULTURAL USE TO BE USED FOR INDOOR
LAMING OF SHEEP AND GENERAL STORAGE OUTSIDE OF LAMING
TIME. (BUILDING 1)

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. Site Address Details

Please provide the full postal address of the application site

Unit: House number: House suffix:

House name:

Address 1:

Address 2:

Address 3:

Town:

County:

Postcode (optional):

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:

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

4. Site Address Details

Please provide the full postal address of the application site

Unit: House number: House suffix: House name: **GREENLANDS FARM**Address 1: **THORNLEY**Address 2: Address 3: Town: **PRESTON**County: **LANCASHIRE**Postcode (optional): **PR3 2TS**Description of location or a grid reference
(must be completed if postcode is not known):Easting: Northing:

Description:

5. Pre-application AdviceHas 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)

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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 / MemberWith 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 memberDo any of these statements apply to you? ☐ Yes ☒ No

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

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9. 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
Walls		CONCRETE PANELS TO A HEIGHT OF 1.5m WITH TIMBER YORKSHIRE BOARDING ABOVE	☐	☐
Roof		ANTHRACITE CEMENT FIBRE ROOF SHEETS	☐	☐
Windows			☐	☐
Doors		SOLID STEEL GATE	☐	☐
Boundary treatments (e.g. fences, walls)		SHEEP NETTING + TWO STRANDS OF BARBED WIRE	☐	☐
Vehicle access and hard-standing			☐	☐
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:

DESIGN & ACCESS STATEMENT X3
SUPPORTING STATEMENT X3

10. Vehicle Parking

N/A

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			
Light goods vehicles/ public carrier vehicles			
Motorcycles			
Disability spaces			
Cycle spaces			
Other (e.g. Bus)			
Other (e.g. Bus)			

11. Foul Sewage N/A

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):

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 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

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

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

When did this use end (if known)?

DD/MM/YYYY

(date where known may be approximate)

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

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

17. 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							Existing Housing								
Market Housing	Not known	Number of Bedrooms					Total	Market Housing	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown				1	2	3	4+	Unknown	
Houses	☐							Houses	☐						
Flats and maisonettes	☐							Flats and maisonettes	☐						
Live-work units	☐							Live-work units	☐						
Cluster flats	☐							Cluster flats	☐						
Sheltered housing	☐							Sheltered housing	☐						
Bedsit/studios	☐							Bedsit/studios	☐						
Unknown type	☐							Unknown type	☐						
Totals (a + b + c + d + e + f + g) =								Totals (a + b + c + d + e + f + g) =							
Social Rented	Not known	Number of Bedrooms					Total	Social Rented	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown				1	2	3	4+	Unknown	
Houses	☐							Houses	☐						
Flats and maisonettes	☐							Flats and maisonettes	☐						
Live-work units	☐							Live-work units	☐						
Cluster flats	☐							Cluster flats	☐						
Sheltered housing	☐							Sheltered housing	☐						
Bedsit/studios	☐							Bedsit/studios	☐						
Unknown type	☐							Unknown type	☐						
Totals (a + b + c + d + e + f + g) =								Totals (a + b + c + d + e + f + g) =							
Intermediate	Not known	Number of Bedrooms					Total	Intermediate	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown				1	2	3	4+	Unknown	
Houses	☐							Houses	☐						
Flats and maisonettes	☐							Flats and maisonettes	☐						
Live-work units	☐							Live-work units	☐						
Cluster flats	☐							Cluster flats	☐						
Sheltered housing	☐							Sheltered housing	☐						
Bedsit/studios	☐							Bedsit/studios	☐						
Unknown type	☐							Unknown type	☐						
Totals (a + b + c + d + e + f + g) =								Totals (a + b + c + d + e + f + g) =							
Key worker	Not known	Number of Bedrooms					Total	Key worker	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown				1	2	3	4+	Unknown	
Houses	☐							Houses	☐						
Flats and maisonettes	☐							Flats and maisonettes	☐						
Live-work units	☐							Live-work units	☐						
Cluster flats	☐							Cluster flats	☐						
Sheltered housing	☐							Sheltered housing	☐						
Bedsit/studios	☐							Bedsit/studios	☐						
Unknown type	☐							Unknown type	☐						
Totals (a + b + c + d + e + f + g) =								Totals (a + b + c + d + e + f + g) =							
Total proposed residential units (A + B + C + D) =								Total existing residential units (E + F + G + H) =							

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

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 <i>Agri-business building</i>	☐	0	0	431.14	431.14
Please Specify	☐				
Total					

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	2	1	
Proposed employees	2	1	

20. Hours of Opening *N/A*

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 AreaPlease state the site area in hectares (ha) *0.327*

22. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

Is the proposal 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.

23. 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):

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

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

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):

24. Ownership Certificates (continued)**CERTIFICATE OF OWNERSHIP - CERTIFICATE D****Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12**

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):

--

25. Agricultural Land Declaration**AGRICULTURAL LAND DECLARATION****Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12**

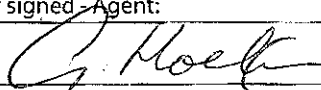
Agricultural Land Declaration - You Must Complete Either A or B

(A) None of the land to which the application relates is, or is part of, an agricultural holding

Signed - Applicant:

--

Or signed - Agent:


--

Date (DD/MM/YYYY):

1.2.2012

(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.

The original and 3 copies of a completed and dated application form:



The correct fee:



The original and 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:



The original and 3 copies of a design and access statement, if required (see help text and guidance notes for details):



The original and 3 copies of the completed, dated Ownership Certificate (A, B, C, or D - as applicable):



The original and 3 copies of other plans and drawings or information necessary to describe the subject of the application:



The original and 3 copies of the completed, dated Article 12 Certificate (Agricultural Holdings):



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):

G. Hoell

1.2.2012

(date cannot be pre-application)

28. Applicant Contact Details

Telephone numbers

Country code: National number: Extension number:

Country code: Mobile number (optional):

Country code: Fax 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):

Country code: Fax number (optional):

Email address (optional):

gary.hoell@ghaonline.co.uk

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:



Gary Hoerty Associates

6-8 Church Street
Clitheroe
Lancashire
BB7 2DG

Tel: 01200 442301
Fax: 01200 442976
www.ghaonline.co.uk
www.ruralproperty4sale.com
email: info@ghaonline.co.uk

320120132P

DESIGN AND ACCESS STATEMENT

IN RESPECT OF TWO PLANNING
APPLICATIONS FOR THE ERECTION OF TWO
GENERAL PURPOSE STEEL PORTAL FRAME
AGRICULTURAL BUILDINGS FOR INDOOR
LAMBING AND GENERAL STORAGE ON LAND

AT

GREENLANDS FARM, CHIPPING,
LANCASHIRE, PR3 2TS

Prepared by: Gary Hoerty BSc (Hons) MRICS FAAV
Our Client: Messrs G& N Clegg
Our Ref: Cle/544/1417/DS
Date: January 2012



Chartered Surveyors ■■■■ Planning & Development ■■■■ Land Agents
Valuers ■■■■ Property Agency ■■■■ Property Management



320120132P

1. INTRODUCTION

- 1.1 The applicants' farm extends to 400 acres of good quality agricultural land of which 100 acres is owner occupied with the other 300 acres of adjoining land rented on a two long term tenancies. Plans showing the extent of the farm are included with the planning applications. The applicants operate beef and sheep enterprises and an agricultural contracting business from Greenland Farm and the sheep enterprise is currently all outside. The applicants wish to erect two agricultural buildings on land which they own next to Greenland Farm to enable them to lamb their sheep flock inside and outside of lambing time to provide additional general storage.
- 1.2 The applicants want to expand their farm buildings to enable them to accommodate 580 sheep plus lambs during the lambing season to increase the mortality rates and improve the welfare.
- 1.3 Rather than producing a separate Design and Access Statement for each planning application we have chosen to produce a single Design and Access Statement which deals with both of the developments.

2. USE

- 2.1 The buildings will be used primarily for the lambing of sheep during the spring months. The applicant's are currently lambing their sheep outside which results in a higher mortality rate as the sheep are harder to check and locate as well as the sheep and lambs being exposed to the elements. Outside of lambing time the buildings will be used for general agricultural storage.

3. AMOUNT

- 3.1 The size of the development is determined by the requirement to be able to house 580 sheep plus the lambs that will be produced over a two month period without interfering with other enterprises already established on the farm. All the existing buildings are currently used all year round for cattle enterprises or are unsuitable for the lambing of sheep. There is also a minimum requirement for the amount of space required by each sheep for feeding and a minimum amount of floor space required. Each sheep would require a minimum area of 1.4m² and 450mm of feed frontage.
- 3.2 Each building will measure 32m x 13.72m with an eaves height of 4.27m. The roof pitch will be 15° which creates a ridge height of 6.44m. The total area of each building will be 439.04m.

320120132P

4. LAYOUT

- 4.1 The layout of each building can be clearly seen on the plans submitted with each application and the layout of the overall unit in relation to the existing farm buildings is also shown. The land on which the proposed development will be sited is owned by our clients making a more prudent investment, and the size of the development also makes this a more appropriate site for the buildings.
- 4.2 The buildings will each have a feed face and these will face each other beneath an overhang, the buildings will be subdivided internally at lambing time by movable feed passages which will provide an increased feeding area and enable the sheep to be grouped as required.

5. SCALE

- 5.1 The scale of the development is determined by the size of the enterprise which will be undertaken. Clearly 580 sheep will require substantial buildings to accommodate them. The buildings that are proposed are reasonably required to accommodate this scale of the enterprise. The sheep will only be kept inside during the lambing period, however sufficient space is required for lambing and bonding of the lamb and the sheep individually. The amount of floor space and length of feed space is also a contributing factor. Modern tractors and vehicles are getting ever larger and therefore higher eaves and ridges are required to accommodate them.
- 5.2 We consider that the scale of the development is appropriate for its intended use and as it is a form of development that is appropriate in the open countryside and it will not appear out of place or create any unacceptable visual impact.

6. LANDSCAPING

- 6.1 Whilst we acknowledge that this is a medium sized development in an open countryside location we do not consider that landscaping is necessary in the case of this development as it is located in close proximity to an existing range of buildings and will therefore be seen as part of the group. It will be partially concealed by existing woodland on one side and by buildings on another side. We do not consider that it will look out of place within the landscape. We are of the opinion that there is no requirement for the introduction of tree planting in this location to screen the building. People expect to see agricultural buildings in the countryside.

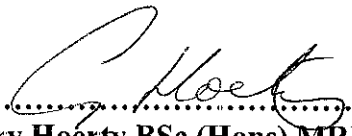
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7. APPEARANCE

- 7.1 The appearance of the buildings will be typical of modern agricultural portal frame buildings; the materials used for any enclosed areas will be horizontal pre-cast concrete panels to a height of approximately 1.5m with timber space boarding over, tin sheeted doors and feed barriers and gateways with a small amount of timber space boarding to the apexes of the roof areas. The roof covering will be corrugated fibre cement roof sheets with anthracite colouring, again typical of modern agricultural buildings

8. ACCESS

- 8.1 Access to the site is via the existing access from Greenlands Farm using the existing farm track, an access between the proposed yard area and the existing track will have to be created however it will be no more than a few meters in length

Signed..........Date.....7.2.2012.....
Gary Hoerty BSc (Hons) MRICS FAAV

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**ADDITIONAL INFORMATION REQUIRED FOR NEW
AGRICULTURAL BUILDINGS AND FARMHOUSES**



Ribble Valley Borough Council

Application No:

Agricultural /Countryside Planning Application

(Please note if the proposal is for a non-agricultural building questions relating to labour workforce will not be relevant)

Applicant Name John Clegg
 Application site Greenlands Farm, Chipping
 Proposed Development ERECTION OF GENERAL PURPOSE PORTAL FRAME BUILDING
 Previous Applications

1. Land

Owned 42 Hectares

Rented 132 Hectares

Short-term

Land use: Pasture Meadow Crop Crop

Land Quality (DA/SDA/NVZ) DA

2. Enterprise

Dairy: Pedigree/commercial. Dairy Cows

In-calf heifers Bulling heifers Calving

Young stock Milk Quota

Beef Breeding: suckler cows 95

Calving 8.3 Heifers 12 Calves

Beef Rearing: Store Cattle (ages) 70 mixed age from 3 months to 2 1/2 years

Calves Age at purchase Age at sale Bulls

Sheep: Pedigree/commercial Breeding ewes 475 Lambs Store sheep

Lambing period 20 March to end April Lambing location outdoor

Other

3. Labour & Accommodation

Name	Age	Basis (F/t, P/t, Cas)	Hours of work/length	Main duties	Address and years
John clegg	62	p/t			
John Clegg Jr	39	F/t			
Brian clegg	41	F/t			

Misc

Existing Dwellings

Other Properties (incl occupiers)

Previously owned properties

Available properties in locality

4. Proposed Development/Applicant(s) Comments

Need For the indoor lambing of sheep and for general
agricultural storage.

Siting On land adjacent to Greenlands Farm near to the
existing farmhouse and buildings

Design Steel portal frame building, open fronted with concrete panels
and timber yorkshire boarding. The roof will be fibre
cement sheets

Future Plans

5. Financial Details

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7. Farm Buildings

(Please give details of existing farm buildings and their uses)

Cubicle buildings for 120 cattle

Loose House Shed for 90 cattle

Hay Storage Barn

Silage Clamp



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email: info@ghaonline.co.uk

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SUPPORTING STATEMENT

**IN RESPECT OF TWO PLANNING
APPLICATIONS FOR THE ERECTION OF TWO
GENERAL PURPOSE STEEL PORTAL FRAME
AGRICULTURAL BUILDINGS FOR INDOOR
LAMBING AND GENERAL STORAGE ON LAND**

AT

**GREENLANDS FARM, CHIPPING,
LANCASHIRE, PR3 2TS**

Applicants: Messrs G& N Clegg
Prepared by: David Shepherd
Date: January 2012
Our ref: Cle/544/1417/DS



Chartered Surveyors ■■■ Planning & Development ■■■ Land Agents
Valuers ■■■ Property Agency ■■■ Property Management



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6.	SUMMARY AND CONCLUSION	Page 8

APPENDICES

Appendix 1	Rural Land Register maps of the applicant's holding
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1. INTRODUCTION AND BACKGROUND INFORMATION

- 1.1 Gary Hoerty Associates has been instructed by Messrs G & N Clegg of Greenlands Farm, Chipping, Lancashire, PR3 2TS to submit two planning applications on their behalf for the proposed creation of two general purpose steel portal frame agricultural buildings to be used for indoor lambing and outside of lambing time general storage on land at Greenlands Farm.
- 1.2 Our clients' farm an area extending to approximately 430 acres of agricultural land of which 103 acres is owner occupied with the other 327 acres of adjoining land rented on two long term tenancies. Plans showing the extent of the farm are attached at Appendix 1. The applicants operate a beef and sheep enterprise from Greenlands Farm, the sheep enterprise currently comprises 475 sheep lambed outside. The existing range of buildings at Greenlands Farm comprises a limited range of modern and traditional farm buildings. The buildings are currently used for the beef enterprises and they are not suitable or available for the lambing of sheep.
- 1.3 The applicants want to upgrade and expand their farm buildings to enable them to lamb indoors to help increase welfare and the viability of the enterprise and provide additional general storage.
- 1.4 We set out within this supporting statement the proposed development in more detail, the planning history of the site where relevant; review the application site, set out why we believe the application conforms to the relevant national and local planning policies and why the application should therefore be looked upon favourably.

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2. PLANNING HISTORY

- 2.1 3/2011/0933- Planning application to cover midden area to keep off rain water. Application was approved with conditions on 9 January 2012.

3. THE APPLICATION SITE

- 3.1 The application site is a reasonably level parcel of agricultural land located immediately to the east of the existing farmhouse and farm buildings and in close proximity to the access track that serves the farm. The application site is situated on land that is owned by the applicants rather than on the tenanted land. Greenlands Farm is situated approximately 2.2 miles from the village of Chipping

4. THE PROPOSED DEVELOPMENT

- 4.1 The proposed development will comprise the erection of two portal frame lambing buildings with a yard area between the two buildings for the feeding of the sheep. Each building is described in detail in the Design and Access Statement that accompanies the applications.

5. PLANNING CONSIDERATIONS

5.1 General

- 5.1.1 In order for the development of the farm buildings to be approved the development must conform as far as possible to the relevant saved policies of the Ribble Valley Districtwide Local Plan, the Council's SPG on farm buildings and any relevant national guidance set out in the PPS's and PPG's.
- 5.1.2 The application site is located within an area designated as an area of outstanding natural beauty in the approved Ribble Valley Local Plan, where the relevant policies of the Local Plan are Policy ENV 1, G1, G5 and the Council's SPG.
- 5.1.3 The national policy guidance is provided by PPS 7 – Sustainable Development in Rural Areas.
- 5.1.4 Set out below are extracts from the relevant documents and an assessment of the application against all of the appropriate policies and guidance.

5.2 Ribble Valley Local Plan

Policy ENV 1

- 5.2.1 We set out below Policy ENV 1 of the Adopted Local Plan which deals with development in Areas of Outstanding Natural Beauty:

"The landscape and character of the Forest of Bowland Area of Outstanding Natural Beauty will be protected, conserved and enhanced. In addition development will also need to contribute to the conservation of the natural beauty of the area. The environmental effects of proposals will be a major consideration and the design, materials, scale, massing and landscaping of development will be important factors in deciding planning applications (see Policy G1) The protection, conservation and enhancement of the natural environment will be the most important considerations in the assessment of any development proposal. Regard will also be had to the economic and social well-being of the area "

- 5.2.2 The development should have a low impact on the AONB as it will not remove a large area of land. The land itself is grassland with no special plants or animals residing on or within it. It will be well screened from the public view by existing trees and will be in close proximity to the existing buildings

and farmhouse. The buildings will be typical of modern agricultural buildings; they will be of portal frame construction with concrete panels to a height of 1.5m and timber Yorkshire boarding above. The roof will be clad in concrete fibre cement sheets in an anthracite colour.

Policy G1

- 5.2.3 *"All development proposals will be expected to provide a high standard of building design and landscape quality. Development which does so will be permitted, unless it adversely affects the amenities of the surrounding area. In determining planning applications the following criteria will be applied."*

(a) Development should be sympathetic to existing and proposed land uses in terms of its size, intensity and nature "

- 5.2.4 The buildings will be agricultural buildings located on an agricultural property and are therefore an appropriate land use and they are of a typical design and size for such buildings.

(b) The likely scale and type of traffic generation will be assessed in relationship to the highway infrastructure and the proposed and existing public transport network. This will include safety, operational efficiency, amenity and environmental considerations.

- 5.2.5 There will be no increase in traffic to the farm caused by the construction of the agricultural buildings.

(c) Developments should make adequate arrangements for car parking (see Policy T7).

- 5.2.6 There will be no requirements for car parking as the buildings will not generate any traffic

(d) A safe access should be provided which is suitable to accommodate the scale and type of traffic likely to be generated

- 5.2.7 The access to the buildings will be made wide enough for the farms existing tractors and vehicles to enter the yard area surrounding the building.

(e) The density, layout and relationship between buildings is of major importance. Particular emphasis will be placed on visual appearance and the relationship to surroundings as well as the effects of development on existing amenities.

- 5.2.8 The proposed buildings will be located next to existing buildings, to help reduce their impact on the surrounding area. The buildings will be of typical construction for these types of buildings as mentioned above.

(f) Developments should provide adequate arrangements for servicing and public utilities.

5.2.9 Not relevant to this application.

(g) Developments should provide adequate daylighting and privacy.

5.2.10 There will be adequate daylight provided to the building by the skylights and there will no requirement for privacy for the building itself and it will have little effect on neighbours.

(h) Materials used should be sympathetic to the character of the area

5.2.11 The materials are typical for agricultural buildings and will not look out of place within the countryside.

(i) Developments should not result in the loss of important open space including public and private playing fields

5.2.12 The development will not result in the loss of important open spaces.

(j) Developments should not damage SSSI's, County Heritage Sites, Local Nature Reserves or other sites of nature conservation importance

5.2.13 There will be no damage caused to SSSI's, County Heritage Sites, Local Nature Reserves or other sites of nature conservation by the proposed development.

(k) Development should not require culverting, artificial channelling or destruction of a watercourse. Wherever possible watercourses should be maintained within a reasonable corridor of native vegetation

5.2.14 The buildings will not require any culverting, artificial channelling or destruction of a watercourse.

(l) Developments should be economic in the use of land, water and aggregates and should not prejudice future development which would provide significant environmental and amenity improvements

5.2.15 The development uses the least amount of land required to provide the required facility.

(m) Where it is the intention to rely upon a private water supply, developments should provide an adequate means of water supply, which will not derogate existing users.

5.2.16 The development will not affect the water supply of existing users within the area.

Policy G5

5.2.17 "Outside the main settlement boundaries and the village boundaries planning consent will only be granted for small-scale developments which are:

i) essential to the local economy or the social well being of the area; or

ii) needed for the purposes of agriculture or forestry; or

iii) sites developed for local needs housing (subject to Policy H20 of this plan); or

iv) small scale tourism developments and small scale recreational developments appropriate to a rural area subject to Policy RTI, or

v) other small-scale uses appropriate to a rural area which conform to the policies of this plan."

- 5.2.18 The development conforms to policy G5 as the buildings and yard will be needed for the purposes of agriculture namely the lambing of sheep and general storage.

SPG (Agricultural Buildings and Roads)

- 5.2.19 The SPG was considered while designing the buildings for this development, for example positioning the buildings next to the existing trees to provide screening for the buildings together with the siting of the buildings close to existing buildings to minimise their impact. The development can also not be seen from many other properties and is not close to any of the neighbours.

5.3 Planning Policy Statement (PPS) 7 – Sustainable Development in Rural Areas.

- 5.3.1 Clear guidance in respect of agriculture, farm diversification, equine-related activities and forestry is set out in PPS7. Below is an extract from paragraph 27:

"Agricultural development

27. The Government recognises the important and varied roles of agriculture, including in the maintenance and management of the countryside and most of our valued landscapes. Planning policies in RSS and LDDs should recognise these roles and support development proposals that will enable farming and farmers to:

(i) become more competitive, sustainable and environmentally friendly;

(ii) adapt to new and changing markets,

(iii) comply with changing legislation and associated guidance;

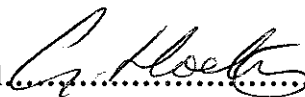
(iv) diversify into new agricultural opportunities (e.g renewable energy crops), or

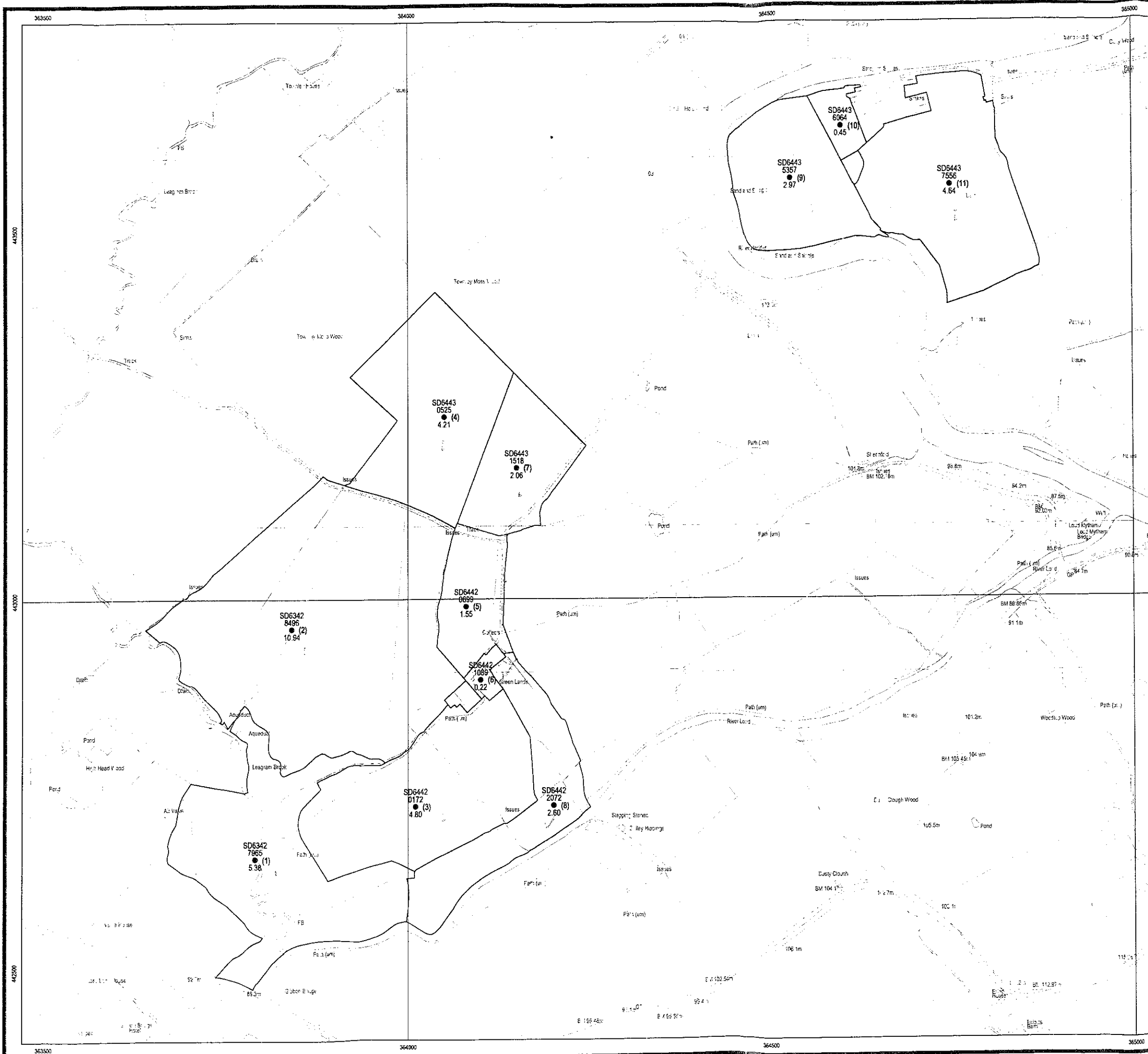
(v) broaden their operations to 'add value' to their primary produce."

- 5.3.2 The development that is proposed is clearly supported by this part of PPS 7. The new building would allow our clients to be more competitive and improve animal welfare on their farm. For the farm to continue to be a profitable and viable farm the applicants must be able to adapt and produce more efficiently.

6 SUMMARY & CONCLUSION

- 6.1 The proposed development will enable the applicants to lamb inside which will provide a better welfare standard and a lower mortality rate for the stock. The applicants want to develop the buildings on their own land rather than on tenanted land, but have chosen a suitable location so that they still relate well to the existing group of buildings at Greenlands farm.
- 6.2 We have demonstrated that the development of the agricultural buildings will conform to the relevant policies of the local plan. The proposed buildings will clearly be part of an existing group of agricultural buildings and will not be seen in isolation and they will be partly screened from view by existing trees on the site.
- 6.3 The proposed development also conforms to the relevant national guidance. The buildings are required for the applicants to continue to farm productively and are a necessity in modern farming; we therefore believe they should be supported by the Council.

Signed  Date 7.2.2012
 Gary Hoerty BSc (Hons) MRICS FAAV



rpa
rural payments agency

Main Holding Number

21/642/0017

Sheet Holding Number : 21/642/0017

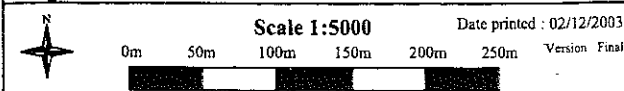
Updated IACS 2002 Information

Plot ID	Map Sheet	Field Nos	Original Field Size (ha)	New Digital Field Size (ha)	Incorrect Boundary
	OS Map Sheet	NG Field			
1	SD6342	7965	5.41	5.38	
2	SD6342	8496	11.28	10.94	
3	SD6442	0172	4.84	4.80	
4	SD6443	0525	4.21	4.21	
5	SD6442	0899	1.52	1.55	
6	SD6442	1089	0.25	0.22	
7	SD6443	1518	2.06	2.06	
8	SD6442	2072	2.59	2.60	
9	SD6443	5357	2.89	2.97	
10	SD6443	6064	1.22	0.45	
11	SD6443	7556	4.70	4.64	

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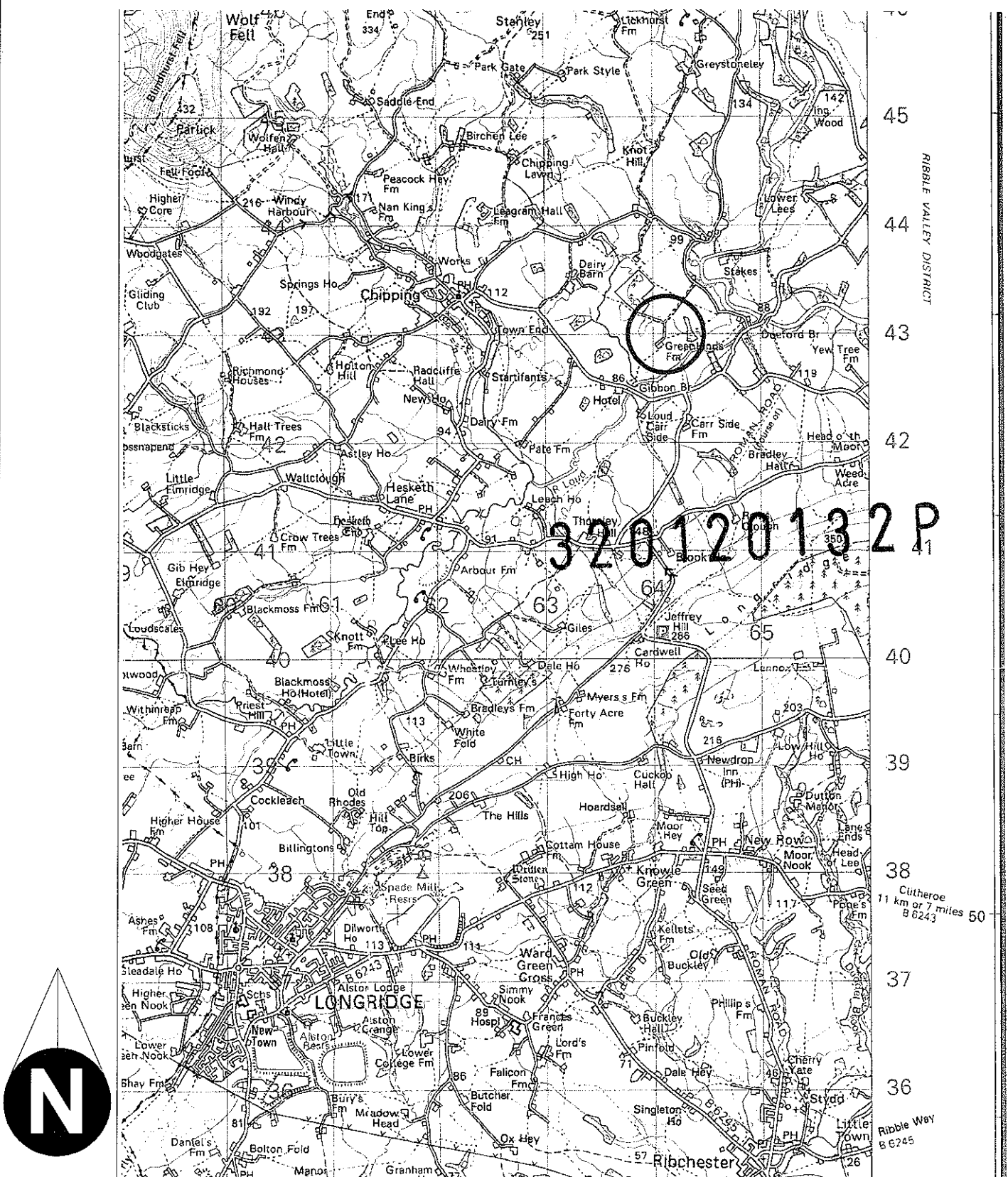
Signed : Date :



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Proposed Agricultural Building at Greenlands Farm, Thornley, Preston, PR3 2TS-



Gary Hoerty Associates

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Project No: Cle/544/1417/03

Title: Proposed Agricultural Building at
Greenlands Farm
Thornley
Preston
PR3 2TS

Notes:

All work is to be carried out to the latest current British standard Codes of Practice and recognised working practices. All work and materials should comply with Health and Safety legislation. All dimensions are in millimetres except where explicitly shown otherwise. The contractor should check and certify all dimensions as work proceeds and notify GHA of any discrepancies. Do not scale off the drawings, if in doubt ask.

Client: Messrs G & N Clegg

Drawn: RB

Date: 31.01.12

Scale: 1:50000

@ A4

Amendments: