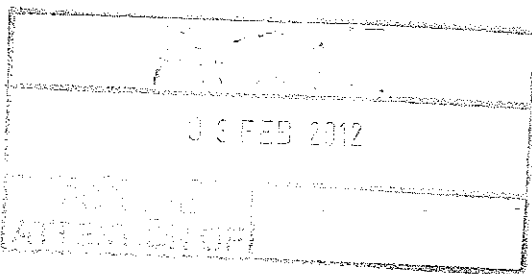




RIBBLE VALLEY
BOROUGH COUNCIL



For office use only

Application No

Date received

Fee paid £

Receipt No:

320120138P

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:	MARIC
Last name:	ASTWORTH		
Company (optional):			
Unit:	House number:	House suffix:	
House name:	FISHES AND PERRY HILL FARM		
Address 1:	HENTHURNE ROAD		
Address 2:			
Address 3:			
Town:	CLITHEROE		
County:	LANCS.		
Country:			
Postcode:	BB7 3BY		

2. Agent Name and Address

Title:	MR	First name:	ANDREW
Last name:	CONER		
Company (optional):	P WILSON & COMPANY		
Unit:	House number:	House suffix:	
House name:	BURLINGTON HOUSE		
Address 1:	10/11 RIBBLES DALE PLACE		
Address 2:			
Address 3:			
Town:	PRESTON		
County:	LANCS		
Country:			
Postcode:	PR1 3NA		

3. Description of the Proposal

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

CONSTRUCTION OF NEW MACHINERY STORE
& ASSOCIATED ROADWAY

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: FISHES & PEGGY HILL FARMAddress 1: HENTHORNE ROADAddress 2: Address 3: Town: CLITHELORCounty: LANCSPostcode (optional): BB7 3BYDescription of location or a grid reference
(must be completed if postcode is not known):Easting: Northing:

Description:

WORKING FARM**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*- See attached e-map*Is a new or altered vehicle access proposed to or from the public highway? ☐ Yes ☐ NoIs a new or altered pedestrian access proposed to or from the public highway? ☐ Yes ☐ NoAre there any new public roads to be provided within the site? ☐ Yes ☐ NoAre there any new public rights of way to be provided within or adjacent to the site? ☐ Yes ☐ NoDo 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 CollectionDo 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

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		Box PROFILE SHEETING	☐	☐
Roof		Big SIX SHEETS	☐	☐
Windows			☒	☐
Doors			☒	☐
Boundary treatments (e.g. fences, walls)			☒	☐
Vehicle access and hard-standing		COMPACTED STONE	☐	☐
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:

P WILSON & COMPANY PROPOSED PLANS & ELEVATIONS, SITE PLAN,
SUPPORTING STATEMENT & DESIGN & ACCESS STATEMENT

10. 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			
Light goods vehicles/ public carrier vehicles			
Motorcycles			
Disability spaces	N/A		
Cycle spaces			
Other (e.g. Bus)			
Other (e.g. Bus)			

11. 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):

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:

GRASSLAND

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**

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):**

18. All Types of Development: Non-residential FloorspaceDoes 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>Academy</i>	☐	—	—	314	314
Please Specify	☐	—	—		
Total		—	—	314	314

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	2 1/2
Proposed employees	2	1	2 1/2

20. Hours of Opening

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

Use	Monday to Friday	Saturday	Sunday and Bank Holidays	Not known
24/7	365 DAYS	A YEAR		

21. Site Area - see attached e-mail

Please state the site area in hectares (ha)

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 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
D BHOWART	35 COPPERFIELD CLOSE, CLITHEROE BB7 1ER	31/1/12
J BHOWART	OTTO	31/1/12

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):

--

--

--

(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
	NONE	

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

--

--

31/1/12

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):

31/1/12

(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):

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):

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:

Louise Blatchford

320120138P

From: Tracey Halsall [tracey.halsall@pwcsurveyors.co.uk]
Sent: 16 February 2012 14:46
To: Louise Blatchford
Subject: C484-5 Planning Application - Fishes & Peggy Hill Farm, Henthorne Road, Clitheroe - Machinery Store - Ref No. 78
Follow Up Flag: Follow up
Flag Status: Red
Attachments: C484-5 planning application tree plan.pdf; land ownership.pdf; machinery and stone roads.pdf; 1.200 Machinery shed elevations.pdf

Dear Louise

Andrew Coney has asked me to thank you for your email of 9th February in respect of the above and has asked me to respond thereto on his behalf.

In answer to your queries I can advise as follows:

- 1) The answer to question 6 is 'no' to all five questions.
- 2) The answer to question 21 is 1,152.39m² or 0.115239 hectares.
- 3) With regard to question 15, I attach a plan drawn at a scale of 1:2,500 showing the trees in the vicinity of the application site, their species and breast height diameter.
- 4) I enclose a copy of a plan showing all the land in the applicant's ownership edged blue at a scale of 1:10,000.
- 5) With regard to the location plan, I have amended this to show the dimensions of the proposal to four fixed and existing boundaries.
- 6) The plan with regard to the elevations has been corrected to remove the discrepancies to which you refer.

Andrew trusts that all of the above is self-explanatory and that the application can therefore be validated.

Regards,

Tracey Halsall
 For P Wilson & Company LLP

t: 01772 882277 f: 01772 258309
 e: tracey.halsall@pwcsurveyors.co.uk



p wilson & company chartered surveyors
 Burlington House, 10/11 Ribblesdale Place,
 Preston, Lancashire, PR1 3NA

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Burlington House
 10-11 Ribblesdale Place

17/02/2012

Preston
Lancashire
PR1 3NA

Tel: 01772 882277
Fax: 01772 258309

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SCHEDULE 2

Articles 11 and 32

Notices under articles 11 and 32

Town and Country Planning (Development Management Procedure)
(England) Order 2010NOTICE UNDER ARTICLE 11 OF APPLICATION FOR PLANNING
PERMISSION*(to be published in a newspaper and, where relevant, on a website or to be served on
an owner* or a tenant**)*

Proposed development at (a) FISHES & PEGGS HILL FARM, CLINTON
 I give notice that (b) MARK ASHWORTH
 is applying to the [(c) RIBBLE VALLEY BOROUGH Council][Secretary of State]+
 for planning permission to (d) BUILD CURBWE SITE, MARINE SIDE CLAMP & LAGOON
 Any owner* of the land or tenant** who wishes to make representations about this application
 should write to the [Council][Secretary of State]+ at (e) RVC Council Office, Church
 by (f) Mark Ashworth BB7 2AA 22/02/12

* "owner" means a person having a freehold interest or a leasehold interest the unexpired term of
 which is not less than 7 years, or, in the case of development consisting of the winning or working
 of minerals, a person entitled to an interest in a mineral in the land (other than oil, gas, coal, gold
 or silver)

** "tenant" means a tenant of an agricultural holding any part of which is comprised in the land.

Signed Mark Ashworth
 +On behalf of M. Ashworth
 Date 21/1/12

Statement of owners' rights

The grant of planning permission does not affect owners' rights to retain or dispose of their
 property, unless there is some provision to the contrary in an agreement or in a lease.

Statement of agricultural tenants' rights

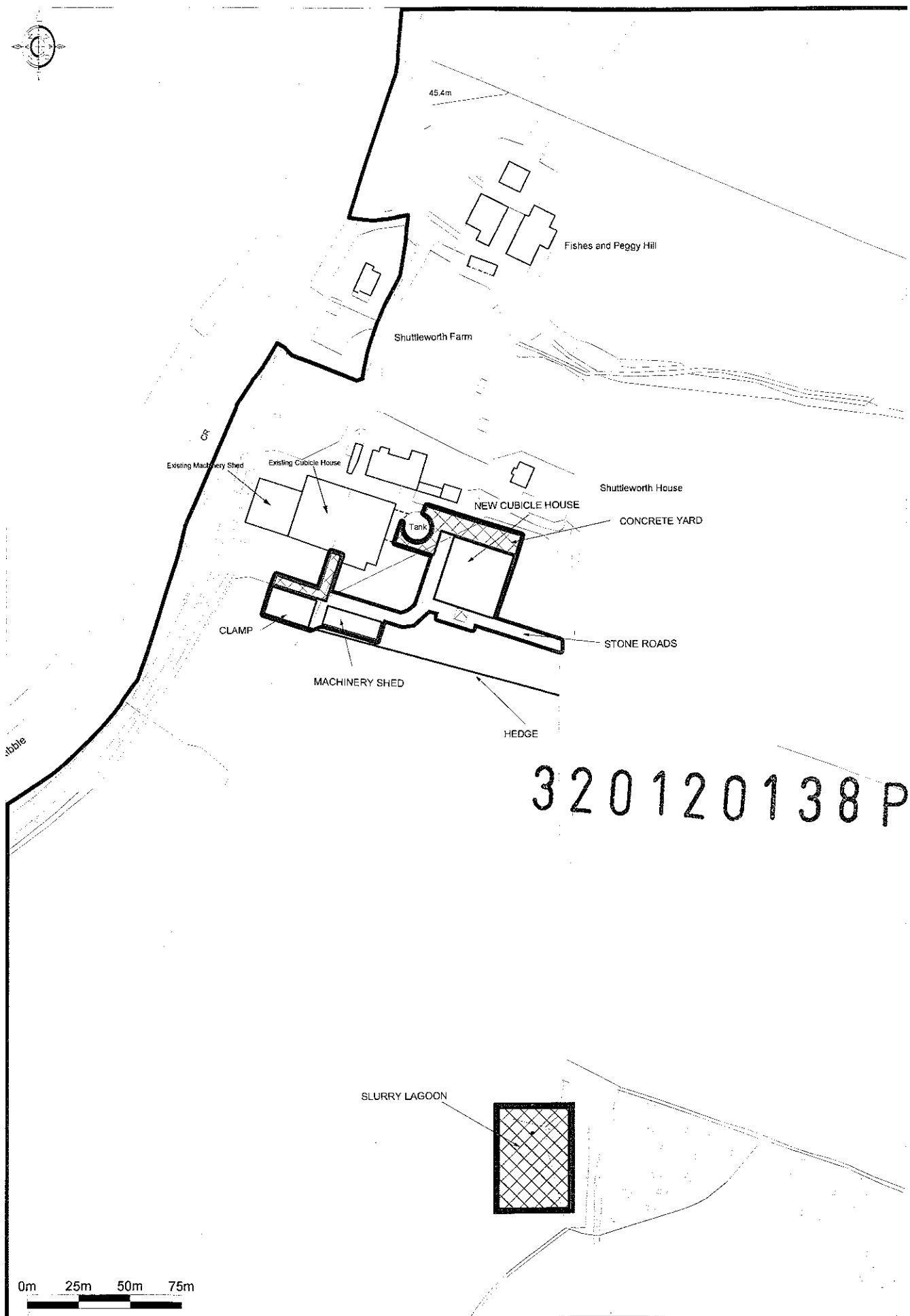
The grant of planning permission for non-agricultural development may affect agricultural
 tenants' security of tenure.

+ delete where inappropriate

Insert:

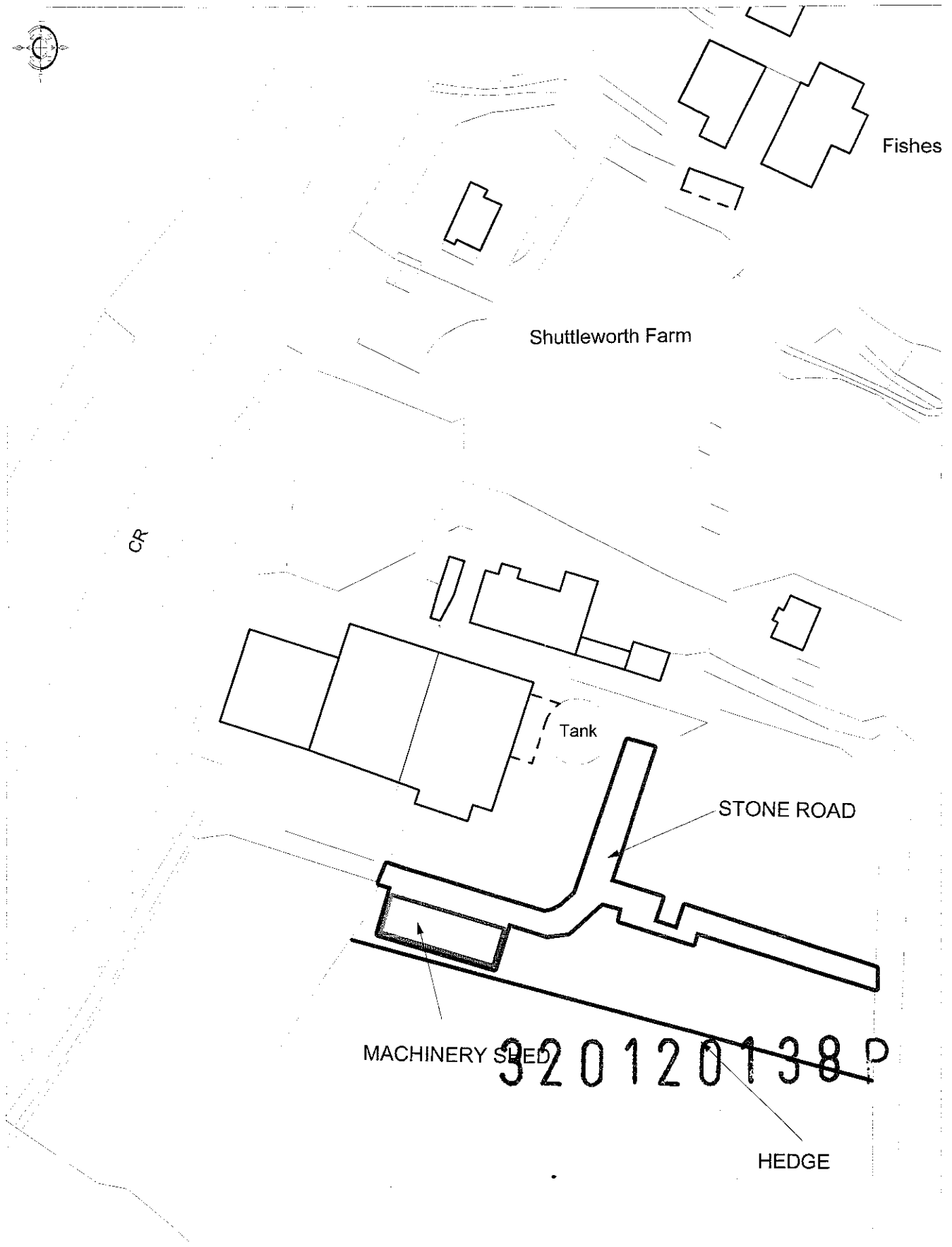
- (a) address or location of the proposed development
- (b) applicant's name
- (c) name of the Council
- (d) description of the proposed development
- (e) address of the Council or the Secretary of State as appropriate
- (f) date giving a period of 21 days beginning with the date of service, or 14 days beginning with
 the date of publication, of the notice (as the case may be)

Fishes and Peggy Hill Farm, Clitheroe



Ordnance Survey. © Crown Copyright 2012. All rights reserved.
Licence number 100020449. Printed Scale: 1:2500

Fishes and Peggy Hill Farm, Clitheroe



0m 10m 20m 30m

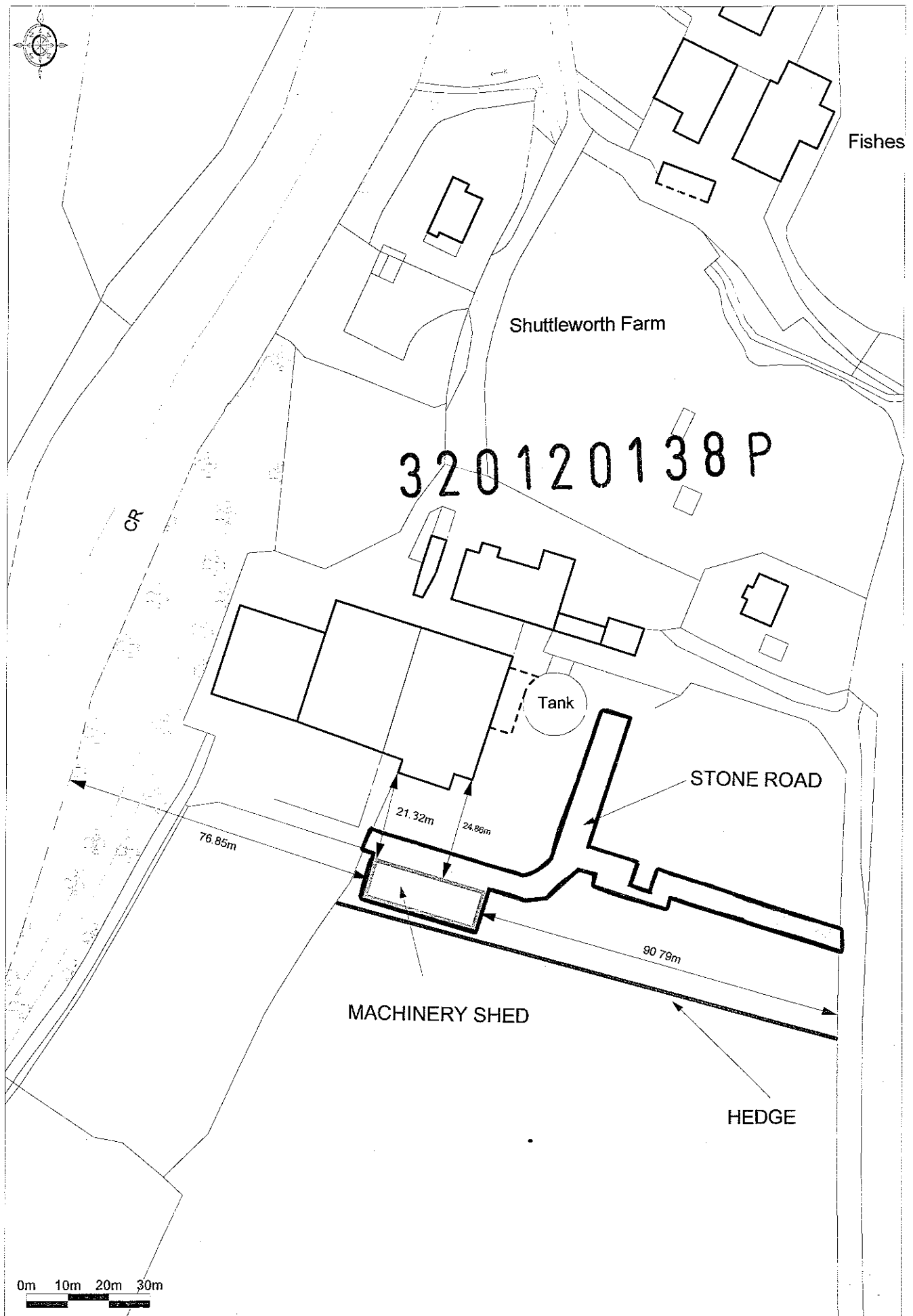


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Licence number 100020449. Plotting Scale: 1:1250

Machinery Shed and associated Stone Road



Fishes and Peggy Hill Farm, Clitheroe



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Machinery Shed and associated Stone Road



chartered surveyors

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



Ribble Valley Borough Council

Application No:

320120138P

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 **M. ABWORTH**

Application site **FISHES & PEGGY HILL FARM HEATHORNE ROAD CLITHEROE**

Proposed Development **NEW CATTLE HOUSING, MACHINERY STORE & CLAMP**

Previous Applications **YES**

1. Land – (Total Areas in Hectares)

Owned **174 acres**

Rented **88 acres**

Short-term

Land use: Pasture **62** Meadow **200** Crop **—** Crop **—**

Land Quality (DA/SDA/NVZ) **—**

2. Enterprise

Dairy: Pedigree/commercial Dairy Cows **135**

In-calf heifers **—** Bulling heifers **—** Calving
Young stock **20** Milk Quota **800,000 L**

Beef Breeding: Suckler cows **—**

Calving **—** Heifers **—** Calves **—**

Beef Rearing: Store Cattle (ages) **—**

Calves **—** Age at purchase **—** Age at sale **—** Bulls **—**

Sheep: Pedigree/commercial Breeding ewes **—** Lambs **—** Store sheep **—**

Lambing period **—** Lambing location **—**

Other **Over wintered Sheep - 4000**

320120138P

3. Labour & Accommodation

Name	Age	Basis (F/t, P/t, Cas)	Hours of work/length	Main duties	Address and years
M ASHWORTH	49	FT	72		Farm
D ASHWORTH	23	FT	50		Farm.
A Slater	29	PT	10		Accrington.
1					

Misc

Existing Dwellings FISHES & PELLEY HILL FARMHOUSE & SHUTTLEWORTH
FARM HOUSE.

Other Properties (incl occupiers) N/A

Previously owned properties N/A

Available properties in locality N/A

4. Proposed Development/Applicant(s) Comments

Need

Siting

Design

Future Plans

SEE STATEMENT PREPARED BY P WILSON
& COMPANY SUPPORTING THE APPLICATION.5. Financial Details

DITTO & ABOVE

7. Farm Buildings

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

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0.11.10
4 & 5 ABOVE

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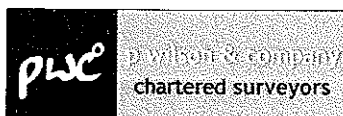
Design and Access Statement
In Respect of 3 Planning Applications to Build a
Cattle Cubicle House, Machinery Store, Silage Clamp
and Slurry Lagoon
at

Fishes and Peggy Hill Farm, Henthorne Road,
Clitheroe, Lancashire, BB7 3BY.

Applicant: Mr M Ashworth,
Fishes and Peggy Hill Farm,
Henthorne Road
Clitheroe
Lancashire
BB7 3BY

Agent: Andrew T Coney MRICS FAAV
P Wilson & Company
Burlington House
10 – 11 Ribblesdale Place
Preston
Lancashire PR1 3NA

Date: 31 January 2012



INTRODUCTION

This statement aims to explain the design principles which have been used to form the basis of my client's applications to construct a new cattle cubicle house, machinery store, silage clamp & slurry lagoon and an opportunity to expand his farming business and make the same more efficient and viable and to support his son who is now earning a living from the holding having left school 5 years ago and is now working full time in the business.

ASSESSMENT

Physical Assessment

- The sites identified for redevelopment are located at Fishes and Peggy Hill Farm, Henthorne Road, Clitheroe, Lancashire, BB7 3BY.
- Fishes and Peggy Hill Farm is located to the south west of Clitheroe at the end of Henthorne Road, adjacent to the River Ribble in an area of open countryside.
- Fishes and Peggy Hill Farm extends to 265 acres (boundary shown edged blue on the enclosed location plan). Mr Ashworth operates Fishes and Peggy Hill Farm as a dairy enterprise with a purpose built dairy unit for 150 milking cows.
- The proposed site for the new buildings is on the southern edge of the exiting farmyard and dairy buildings.

Social Assessment

The application is in my opinion likely to have a minimal social impact due to the relatively small scale of the proposed project. However, the following social factors have been taken into account when considering how to redevelop the site and during the remainder of the design process.

- Fishes and Peggy Hill Farm is currently a functioning agricultural unit and therefore forms part of the local rural economy and community, it is therefore socially undesirable that any proposed development should jeopardise the sustainability of this enterprise.
- The generation of any additional traffic flow if any and the effect that this has on local residents is a consideration with many potential planning applications; in this case the site is located in the vicinity of a SITA landfill site and a United Utilities sewage treatment works, therefore, the road servicing these sites is an adopted highway and has been designed to be suitable for both the large volumes of traffic generated by such sites and for use by heavy good vehicles. Beyond the landfill site the road becomes a tarmac single track with large passing places serving Fishes and Peggy Hill Farm and the associated agricultural dwellings.

Due to the industrial nature of the other sites on Henthorne Road and the relatively small scale of the proposed project, we believe that any increase in traffic that the proposal to develop the agricultural buildings in question would

create, is unlikely to have any significant detrimental social effect on those living and working in the surrounding area.

Economic Assessment

Fishes and Peggy Hill Farm has been owned by the Ashworth family for many years. Their dairy operation is situated in a purpose built modern dairy unit on the yard at the farm.

It is indisputable that the agricultural industry has undergone a period of significant economic change as a result of national and super-national agricultural policy over the last decade, including the recent introduction of the Single Farm Payment.

The economic need for farms to become larger and more efficient is commonly acknowledged and with his son joining him in the business Mr Ashworth is determined that he needs to enlarge the dairy herd to make the business more sustainable and economic.

PLANNING POLICY

The following are the policies which we believe to be relevant to the construction of agricultural buildings at Fishes and Peggy Hill Farm:

National Policy

- PPS2: - Green Belt

Local Policy

Local Development Framework (LDF) – Core Strategy

Ribble Valley Borough Council District Wide Local Plan adopted June 1998 Saved Policies

- ENV3: - Open Countryside Outside Areas of Outstanding Natural Beauty
- ENV4: - Greenbelt
- ENV 5: Land Outside the Main Settlement/Village Boundaries
- ENV 6: Agricultural Land
- ENV 24 & 25: Renewable Energy

INVOLVEMENT

This is only a relatively small project therefore it was decided that no widespread community consultation was necessary/appropriate as part of this application.

However, the following organisations were consulted as part of the planning and design process.

Mr Mark Ashworth. In his capacity as applicant, owner and site user, Mr Ashworth's views have been sought as to what buildings his business requires, the impact that the buildings would have, his objectives for the buildings in the future, the effect that various different potential uses would have on his business and how he envisages the site developing as part of his agricultural enterprise.

P Wilson and Company. A Firm of Chartered Surveyors and Land Agents with considerable experience in Planning, Agriculture and Diversification. P Wilson and Company have guided the design process through their understanding of local and national planning policy combined with their insight into the practical requirements of running a modern dairy enterprise.

EVALUATION

From the evaluation of the above information, it was decided that the following design criteria should be used to inform the design process.

- The buildings are required to generate a stable agricultural income from Mr Ashworth's main farming enterprise.
- To comply with the criteria set down in the Ribble Valley borough Council District Wide Local Plan (adopted June 1998) and Local Development Framework that the following points should be successfully addressed in the design process.
 - Minimising any disturbance caused to neighbours by the siting of these buildings.
 - The design for the buildings should cause the minimum impact on the area and greenbelt generally.
 - The siting of the build should make sure that it does not have an adverse effect on the area surrounding Fishes and Peggy Hill Farm.
 - All materials used in the construction should match wherever possible those already used in the existing buildings and respect the local design and building traditions of the local area.

USE

The buildings to be erected will be used as follows:

- A cow cubicle house for 100 cows: 30.38m x 32m x 3.65 to the eaves.
- A machinery store: 9.14m x 27.43m x 4.57 the eaves.
- A silage clamp: 22.86m x 13.7m and with 3.65m high concrete walls.
- An earth bunded slurry lagoon: 35m x 50m.

Amount

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The amount of development on the site is principally determined by the desire to increase the milking herd on the application site to 250 cows which is deemed to be the optimum economic level.

Layout

The proposed layout for the site is shown on the existing and proposed site plan attached to the application. All the proposed development is situated to the south of the existing farm yard and as tight to the existing yard as possible thereby minimising the area of agricultural land taken and impact on the countryside generally.

As shown on the site plan accompanying the application, vehicular access to the site is per the existing access.

Scale

The dimensions of the buildings are as follows:

Cattle cubicle house	100' x 105'
Silage clamp	73' x 45'
Machinery store	90' x 30'
Slurry lagoon	165' x 115'

N.B. See detailed plans and elevations accompanying the application.

Landscaping

The designs submitted for the proposed development have been drafted in such a way as to retain and enhance any existing landscape features and therefore ensure that they fit seamlessly into the visual amenity of the surrounding countryside with minimal impact.

As shown on the site plan submitted as part of this application the proposed development includes the provision for the planting of a new boundary hedge on the southern boundary of the proposed development with trees planted within that new hedge line to further minimise any visual impact.

Appearance

The buildings appearance is typical of their style in the area.

Materials

- **External walls:** Box profile sheeting, solid Yorkshire boarding and shuttered concrete panels
- **Roof:** Fibre cement sheeting
- **Doors:** Sheeting gates
- **Windows:** N/A

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Design

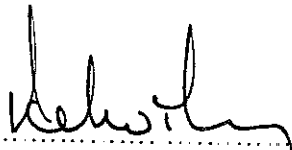
The plans which form the subject of this application have been designed to compliment the existing style of the building being converted.

Access

Vehicular Access

Access to the site is down Henthorne Road which is an adopted highway, serving Fishes and Peggy Hill Farm and its associated residential properties.

Signed:



ANDREW T CONEY MRICS FAAV

For P Wilson & Company
Burlington House
10-11 Ribblesdale Place
Preston PR1 3NA

Dated

1/2/12

320120138P

TOWN & COUNTRY PLANNING ACT 1990

**SUBMISSION IN SUPPORT OF
THREE PLANNING APPLICATIONS**

FOR

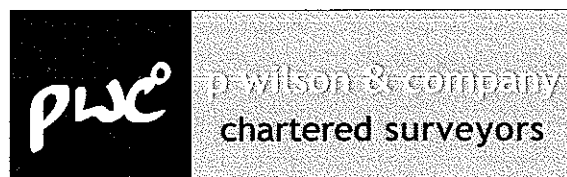
- 1) THE CONSTRUCTION OF A NEW COW CUBICLE HOUSE AND
SLURRY LAGOON
2) MACHINERY STORE
3) SILAGE CLAMP
AND ALL ASSOCIATED TRACKS AND YARDS**

AT

**FISHES & PEGGY HILL FARM
HENTHORNE ROAD
CLITHEROE**

ON BEHALF OF

**MR M ASHWORTH
FISHES & PEGGY HILL FARM
HENTHORNE ROAD
CLITHEROE
LANCASHIRE
BB7 3BY**



Prepared by: Andrew T Coney MRICS FAAV
For P Wilson & Company
Burlington House
10/11 Ribblesdale Place
Preston
Lancashire
PR1 3NA

Date: 31 January 2012

1. **BACKGROUND**

These planning applications have been prepared and submitted on behalf of Mr Mark Ashworth of Fishes and Peggy Hill Farm, Henthorne Road, Clitheroe, Lancashire. The applications relate to the construction of new cow cubicle house, machinery store, silage clamp and slurry lagoon and associated tracks and yards at Fishes and Peggy Hill Farm.

The site at Fishes and Peggy Hill Farm is located at the end of Henthorne Road, Clitheroe as shown on the location plan accompanying the applications. The proposed development site is on the southern side of the existing farmyard. The proposed development is made on the basis of an agricultural justification to expand the existing dairy herd at Fishes and Peggy Hill Farm from 150 cows to 250 cows along with associated development.

The need for the development has been brought about by the following factors:

- a) That the applicant's son, Mr Daniel Ashworth, has joined his father in the business at Fishes and Peggy Hill Farm and that business now needs to support not only the applicant but his son and in the future his son's family.
- b) The need for agricultural businesses to grow and survive by benefitting from the economies of scale and the ability to farm more economically at a large scale.
- c) To provide more slurry storage – 6 months and use less artificial nitrogen fertiliser.

2. PLANNING POLICIES

The application site lies within an area designated as Countryside Area and Greenbelt and as such is governed by National Planning Policy – PPS2 and Local Planning Policy contained within the Ribble Valley Local Borough Plan and emerging LDF, soon to be replaced by and core strategy thereof.

- a) National planning policy is set out in PPS2 – this recognises the exception of agricultural buildings being built in the greenbelt where there is a proven agricultural need.
- b) The LDF Core Strategy which reflects the saved local policies as set out below.
- c) The relevant saved local plan policies are:
 - i) ENV6 Agricultural Land – The minimum amount of land has been taken for the proposed development.
 - ii) ENV5 Land Outside the Main Settlement/Village Boundaries.

ENV3 Open Countryside Areas of Outstanding Natural Beauty.

ENV4 Greenbelt.

One of the exceptions to all of the above policies is agricultural development where a proven agricultural need can be established – which I will do and where the impact of the proposal is minimised and the buildings are constructed in a style and in materials typical for the area which in my opinion they are and we have demonstrated by their design and layout.
 - iii) ENV 24 & 25 – The proposed solar panels will not have an unacceptable impact on the local environment. They are mounted on an existing roof that minimises any impact.

For all of the above reasons I believe the proposals are policy compliant.

3. AGRICULTURAL NEED

Until recently – 5 years ago – Mark Ashworth farmed Fishes and Peggy Hill Farm on his own with the use of part time labour to support his young and growing family, having taken the farm over from his father who retired some 10 years previously and who since his retirement has taken no active part in the farming of the land at all.

A milk herd of 150 cows along with diversification by the conversion of the buildings on an adjoining farmyard, to commercial use have provided sufficient income to Mr Ashworth to sustain his family in business.

However, an increasing squeeze on margins and increasing costs of production without the requisite increase in milk price have meant that the applicant along with every other dairy farmer in the country has had to look for efficiencies in his business or alternative ways to subsidise his business.

Added to this general pressure, Mr Ashworth's eldest son Daniel has joined him in business and now needs to earn his living from the farm.

Having tried to supplement his income by the conversion of the buildings adjoining the applicant's farmhouse by way of a planning application and consent in 2009 Mr Ashworth, now that his son has also joined him in the business, now needs to look to provide further efficiencies and/or enlarge the scale of his business.

The existing dairy enterprise at Fishes and Peggy is a 'flying herd' i.e. heifer replacements are purchased in calf or able to put to the bull and then straight into the milk herd. Mr Ashworth does not breed his own replacements.

The existing buildings at the farm comprise:

- A parlour/dairy located in the store barn
- Workshop
- Existing cubicle house for 150 milk cows
- Existing dry cow accommodation
- Existing silage clamp (one under cover, one external)
- Machinery store

There is no spare capacity in the existing buildings and the existing buildings are shown on the site plan attached to the applications.

The proposal is to increase the milking cow numbers by 100 cows to 250 cows which is the maximum number that Mr Ashworth and his son can comfortably manage without the need for further labour and the maximum number of cows that the existing acreage will sustain.

The three applications are therefore for:

1. A new 100 cow unit cubicle building adjacent to the existing building that will utilise an expanded parlour located within the existing parlour and dairy building. The existing 7/14 parlour will be expanded to a 20/20 parlour to accommodate the new milk cows and allow a greater throughput of cows at milking time along with an associated slurry lagoon.

An earth banked slurry lagoon to provide a further 750,000 gallons of slurry storage. This is located away from the existing farmyard and houses and at a central location within the farm adjacent to the farm track and it is proposed that this lagoon will give the farm six months storage required within a nitrate vulnerable zone and for the efficient use of the fertiliser and the minimising of the use of artificial nitrates for grassland management.

The existing slurry store will continue to receive by underground channels the slurry created by the existing cattle housing and from the new cubicle house and will be pumped by umbilical tube from the existing slurry store to the new lagoon. In other words, the new lagoon will provide the overflow storage from the existing facility which does not provide six months storage for the present cow numbers.

2. A new machinery store – the existing machinery store will be converted without any external alterations to provide further dry cow accommodation that will be necessary with the increased cow numbers.
3. A further silage clamp to be located adjacent to the existing silage clamp to provide greater storage for winter feed. This will be of concrete panel construction and 22.86m x 13.7m with 3.65m high walls supported in RSJ's.

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4. ROADS AND YARDS

As indicated on the site plans there are additional stone and/or concrete roads and an area of yard area necessary to properly services and access the new cubicle building, machinery store and silage clamp from the existing farmyard.

5. LAYOUT

The proposed layout has been designed in order to achieve the following:

- Minimise the amount of agricultural land taken.
- Use existing landscape features to minimise the impact of the proposed development on the surrounding countryside and any footpaths that pass within the vicinity of the development.
- To allow the existing buildings to utilise the existing services at Fishes and Peggy Hill Farm and to allow easy access from them and to them i.e. cows from the new cubicle building to the milking parlour; slurry from the new building to the existing slurry tower; machinery in and out of the machinery store and access from the fields to and from the silage clamp.

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6. LANDSCAPING

As set out in the design and access statement additional landscaping by way of planting of traditional hedgerows with hedgerow trees in will further minimise the visual impact of the development on the surrounding countryside.

7. ENERGY CONSERVATION AND GREEN ENERGY

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As part of the proposed application, the applicant proposed to erect on the southern elevation of the roof of the traditional barn which houses the milking parlour and dairy 341m² of solar panels to provide farm based electricity generation for his own use with the surplus returning to the National Grid.

This building is of stone construction with a slate roof and, save as to the fixing of the solar panels onto the slate roof, the external appearance of this building will not change in any shape or form as a result of the installation of the solar panels.

8. CONCLUSION

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In my submission that the applications to which this supporting statement refers are policy compliant in that they relate to agricultural development that is an exception to greenbelt policy. My reasoning for such a conclusion is based on an identified agricultural need – the need to sustain and grow an existing agricultural business by making it larger and more efficient so that it can sustain two families.

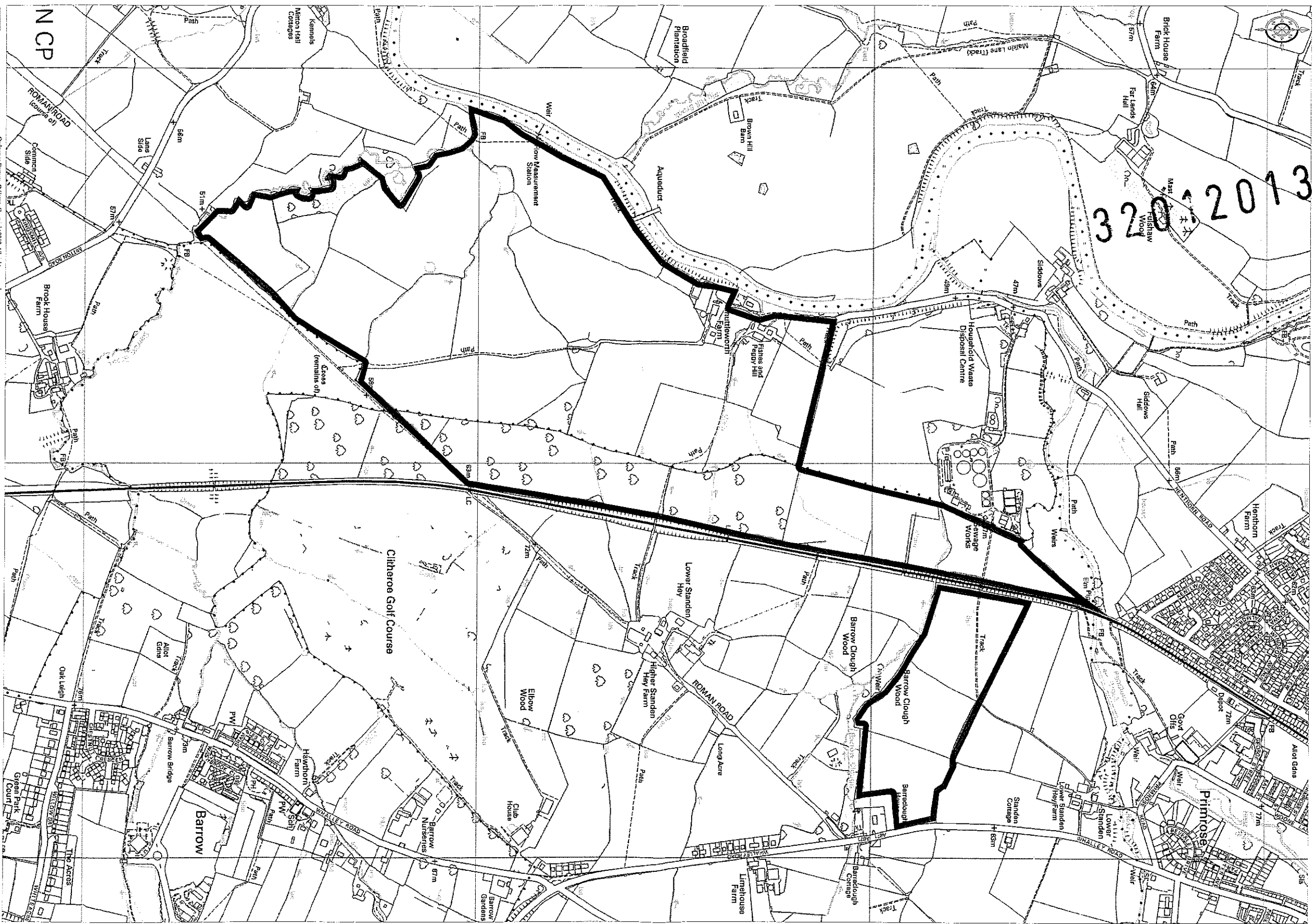
By designing and siting the proposed development in the manner suggested the applicant has minimised the impact of that development on the surrounding countryside and greenbelt and the use thereof so as that impact is NOT greater than the benefit that is derived by the agricultural justification.

For all the above reasons it is my submission that the application should be granted planning consent.



Andrew T Coney MRICS FAAV
For P Wilson & Company
Burlington House
10-11 Ribblesdale Place
Preston PR1 3NA

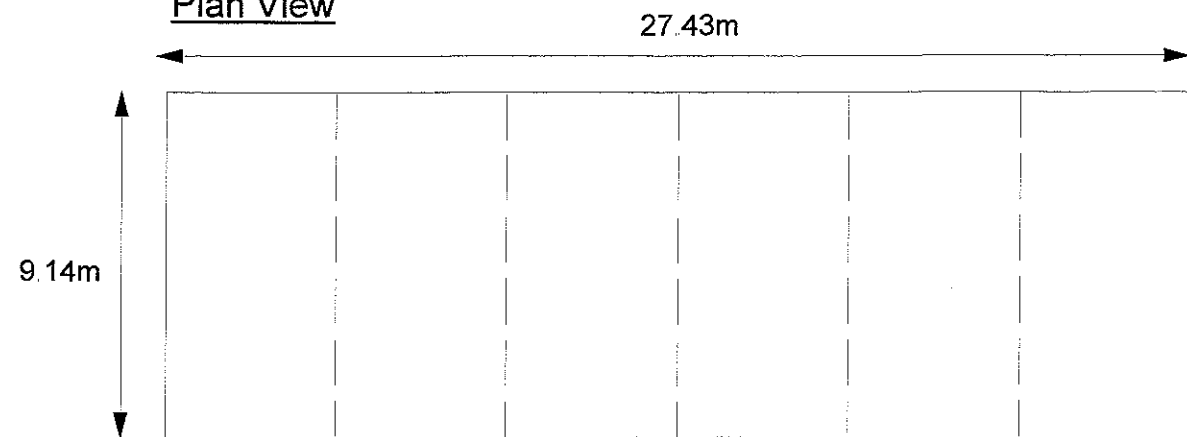
Dated 1/2/12



Fishes and Peggy Hill Farm
Clitheroe



Plan View



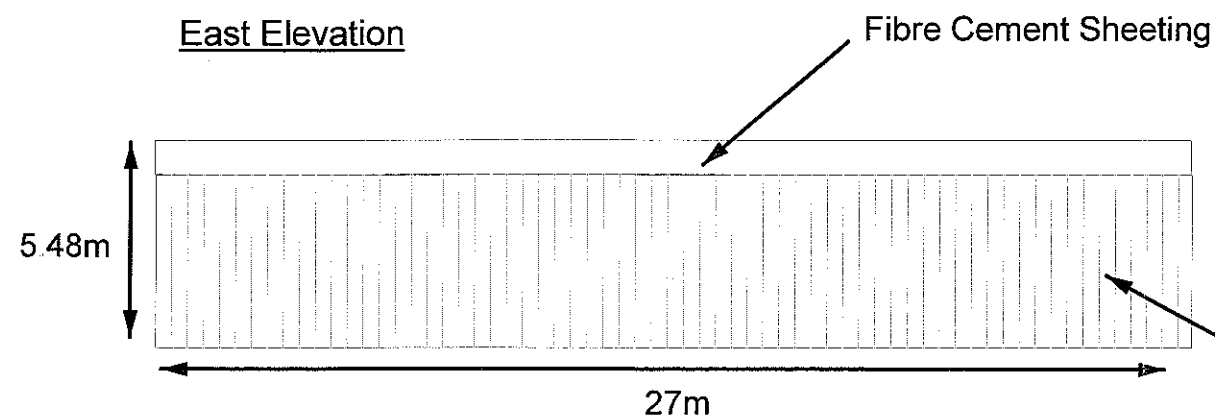
Machinery shed - Proposed Plans and Elevations.

SCALE: 1:200

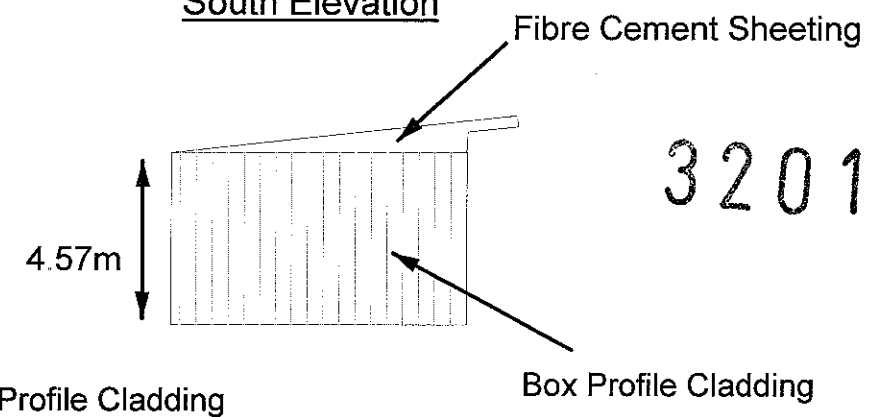
Specification:

Frame: Steel Portal Frame
Walls: Box profile sheeting
Roof: Fibre Cement Sheets with Plastic Roof Lights

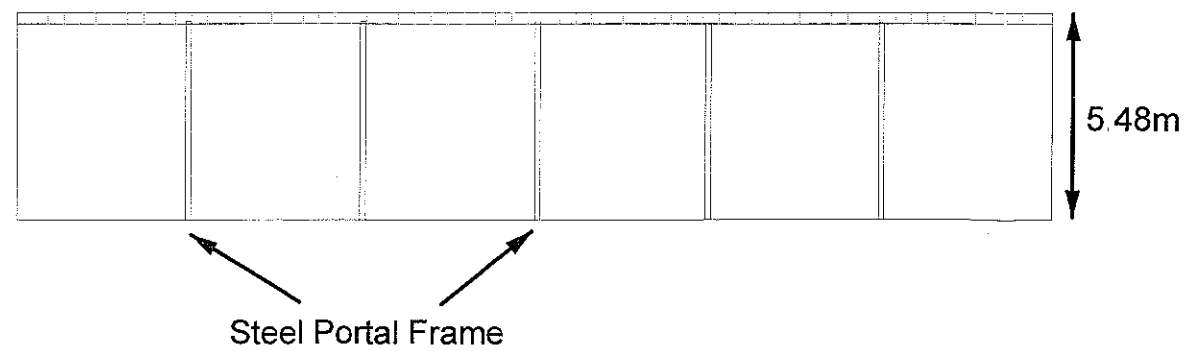
East Elevation



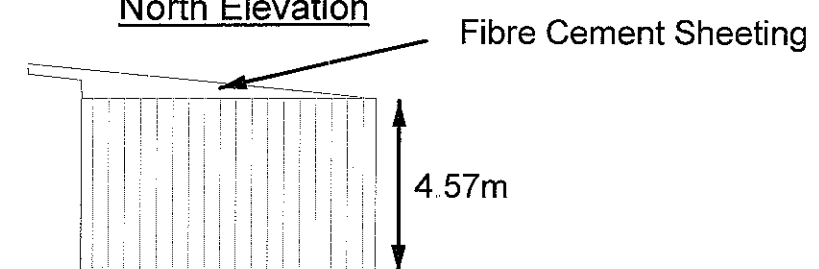
South Elevation



West Elevation



North Elevation



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Machinery Shed Elevations

plw

p. wilson & company
chartered surveyors

Fishes and Peggy Hill Farm, Clitheroe

