



RIBBLE VALLEY
BOROUGH COUNCIL

For office use only

Application No: 320120256 P

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

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website.
If you require any further clarification, please contact the Authority's planning department.

1. Applicant Name, Address and Contact Details

Title:	Mr	First name:	Jeremy	Surname:	Ashby
Company name:					
Street address:	Ouzledale Foundry		Country Code	National Number	Extension Number
	Long Lane		Telephone number:		
			Mobile number:		
Town/City:	Barnoldswick		Fax number:		
County:	Lancs		Email address:		
Country:	UK				
Postcode:	BB186BN				
Are you an agent acting on behalf of the applicant? ☒ Yes ☐ No					

2. Agent Name, Address and Contact Details

Title:	Mrs	First Name:	Melanie	Surname:	Lawrenson
Company name:	ML Planning Ltd				
Street address:	2 Nightingale Way		Country Code	National Number	Extension Number
	Catterall		Telephone number:	01995 600733	
	Garstang		Mobile number:		
Town/City:	Preston		Fax number:		
County:	Lancashire		Email address:		
Country:	United Kingdom				
Postcode:	PR3 1TQ		mel@mlplanning.co.uk		

3. Description of the Proposal

Please describe the proposed development including any change of use:

Earth banked slurry lagoon

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

☐ Yes ☒ No

4. Site Address Details

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

Description:

House:		Suffix:	
House name:	WATT CLOSE FARM		
Street address:	BURNLEY ROAD		
	GISBURN		
Town/City:	CLITHEROE		
County:			
Postcode:	BB7 4JJ		

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

Easting:	383255
Northing:	447172

5. Pre-application Advice

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

☐ Yes ☒ No

6. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway?

☐ Yes ☒ No

Is a new or altered pedestrian access proposed to or from the public highway?

☐ Yes ☒ No

Are there any new public roads to be provided within the site?

☐ Yes ☒ No

Are there any new public rights of way to be provided within or adjacent to the site?

☐ Yes ☒ No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

☐ Yes ☒ No

7. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

☒ Yes ☐ No

If Yes, please provide details:

Slurry lagoon

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

☐ Yes ☒ No

8. Authority Employee/Member

With respect to the Authority I am:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

Do any of these statements apply to you?

☐ Yes ☒ No

9. Materials

Please state what materials (including type, colour and name) are to be used externally (if applicable):

Walls - description:

Description of *existing* materials and finishes:

n/a

Description of *proposed* materials and finishes:

n/a

Roof - description:

Description of *existing* materials and finishes:

n/a

Description of *proposed* materials and finishes:

n/a

Windows - description:

Description of *existing* materials and finishes:

n/a

Description of *proposed* materials and finishes:

n/a

Doors - description:Description of *existing* materials and finishes:

n/a

Description of *proposed* materials and finishes:

n/a

Boundary treatments - description:Description of *existing* materials and finishes:

n/a

Description of *proposed* materials and finishes:

1.5m high stock fencing around perimeter of lagoon

Vehicle access and hard standing - description:Description of *existing* materials and finishes:

n/a

Description of *proposed* materials and finishes:

n/a

Lighting - add descriptionDescription of *existing* materials and finishes:

n/a

Description of *proposed* materials and finishes:

n/a

Others - description:

Type of other material:

n/a

Description of *existing* materials and finishes:

n/a

Description of *proposed* materials and finishes:

n/a

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:

Site Plan Dwg No ML/JA/5113

Location Plan

Design and Access Statement

10. Vehicle Parking

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

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

11. Foul Sewage

Please state how foul sewage is to be disposed of:

Mains sewer

☐

Package treatment plant

☐

Unknown

☒

Septic tank

☐

Cess pit

☐

Other

Are you proposing to connect to the existing drainage system?

☐ Yes ☐ No ☒ Unknown

12. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary)

☐ Yes ☒ No

If Yes, you will need to submit an appropriate flood risk assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

☐ Yes ☒ No

Will the proposal increase the flood risk elsewhere?

☐ Yes ☒ No

How will surface water be disposed of?

☐ Sustainable drainage system

☐ Main sewer

☐ Pond/lake

☒ Soakaway

☐ Existing watercourse

13. Biodiversity and Geological Conservation

To assist in answering the following questions refer to the guidance notes for further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals.

Having referred to the guidance notes, is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, OR on land adjacent to or near the application site:

a) Protected and priority species

☐ Yes, on the development site ☐ Yes, on land adjacent to or near the proposed development ☒ No

b) Designated sites, important habitats or other biodiversity features

☐ Yes, on the development site ☐ Yes, on land adjacent to or near the proposed development ☒ No

c) Features of geological conservation importance

☐ Yes, on the development site ☐ Yes, on land adjacent to or near the proposed development ☒ No

14. Existing Use

Please describe the current use of the site:

Agricultural - arable farming

Is the site currently vacant? ☐ Yes ☒ No

Does the proposal involve any of the following?

If yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated? ☐ Yes ☒ No

Land where contamination is suspected for all or part of the site? ☐ Yes ☒ No

A proposed use that would be particularly vulnerable to the presence of contamination? ☐ Yes ☒ No

15. Trees and Hedges

Are there trees or hedges on the proposed development site? ☐ Yes ☒ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

☐ Yes ☒ No

If Yes to either or both of the above, you may need to provide a full Tree Survey, at the discretion of your local planning authority. If a Tree Survey is required, this and the accompanying plan should be submitted alongside your application. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to construction - Recommendations'.

16. Trade Effluent

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

☐ Yes ☒ No

17. Residential Units

Does your proposal include the gain or loss of residential units?

☐ Yes ☒ No

18. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

☒ Yes ☐ No

Use class/type of use	Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross new internal floorspace proposed (including changes of use) (square metres)	Net additional gross internal floorspace following development (square metres)

8. All Types of Development: Non-residential Floorspace (continued)

320120256P

A1	Shops Net Tradable Area	0.0	0.0	0.0	0.0
A2	Financial and professional services	0.0	0.0	0.0	0.0
A3	Restaurants and cafes	0.0	0.0	0.0	0.0
A4	Drinking establishments	0.0	0.0	0.0	0.0
A5	Hot food takeaways	0.0	0.0	0.0	0.0
B1 (a)	Office (other than A2)	0.0	0.0	0.0	0.0
B1 (b)	Research and development	0.0	0.0	0.0	0.0
B1 (c)	Light industrial	0.0	0.0	0.0	0.0
B2	General industrial	0.0	0.0	0.0	0.0
B8	Storage or distribution	0.0	0.0	0.0	0.0
C1	Hotels and halls of residence	0.0	0.0	0.0	0.0
C2	Residential institutions	0.0	0.0	0.0	0.0
D1	Non-residential institutions	0.0	0.0	0.0	0.0
D2	Assembly and leisure	0.0	0.0	0.0	0.0
Other	Please Specify	0.0	0.0	3000.0	3000.0
	Total	0.0	0.0	3000.0	3000.0

For hotels, residential institutions and hostels, please additionally indicate the loss or gain of rooms:

Use Class	Types of use	Existing rooms to be lost by change of use or demolition	Total rooms proposed (including changes of use)	Net additional rooms
-----------	--------------	--	---	----------------------

19. Employment

If known, please complete the following information regarding employees:

	Full-time	Part-time	Equivalent number of full-time
Existing employees	0	0	0
Proposed employees	0	0	0

20. Hours of Opening

If known, please state the hours of opening for each non-residential use proposed:

Use	Monday to Friday		Saturday		Sunday and Bank Holidays		Not Known
	Start Time	End Time	Start Time	End Time	Start Time	End Time	
Other							☒

21. Site Area

What is the site area?

3,000 sq.metres

22. Industrial or Commercial Processes and Machinery

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

Earth banked slurry lagoon

Is the proposal for a waste management development?

☐ Yes ☒ No

23. Hazardous Substances

Is any hazardous waste involved in the proposal?

☐ Yes ☒ No

24. Site Visit

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

☒ Yes ☐ No

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

☐ The agent ☒ The applicant ☐ Other person

25. Certificates (Certificate A)

Certificate of Ownership - Certificate A

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

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land or building to which the application relates.

Title: First name: Surname:
Person role: Declaration date: ☒ Declaration made

25. Certificates (Agricultural Land Declaration)

Agricultural Land Declaration

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

Agricultural Land Declaration - You Must Complete Either A or B

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

(B) I have/The applicant has given the requisite notice to every person other than myself/the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below:

If any part of the land is an agricultural holding, of which the applicant is the sole tenant the applicant should complete part (B) of the form by writing 'sole tenant - not applicable' in the first column of the table below

Notice recipient		Date notice served
Name:		13/03/2012
Number:	Suffix:	
Street:		
Locality:		
Town:		
Postcode:		

Title: First Name: Surname:
Person role: Declaration date: ☒ Declaration Made

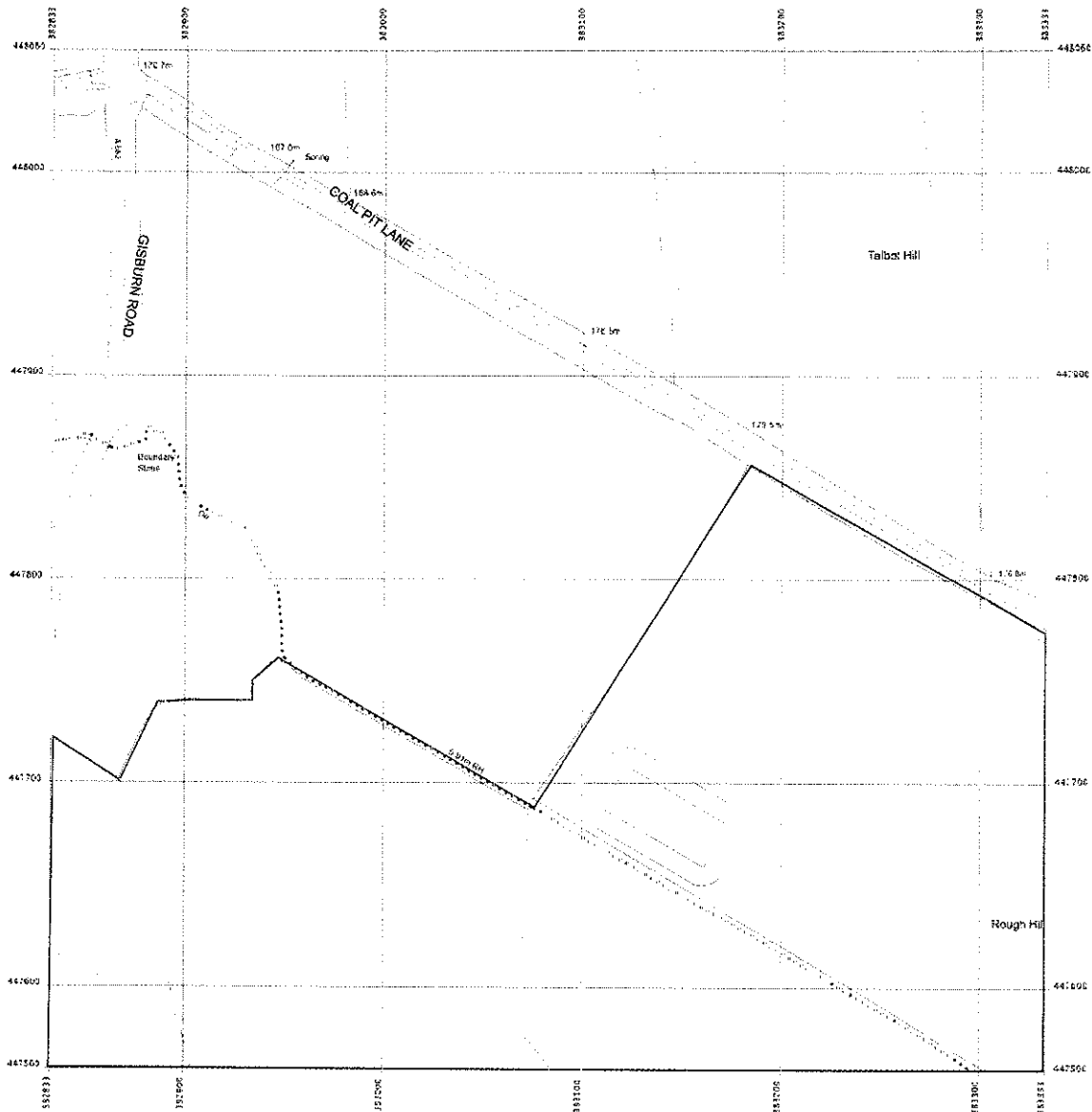
26. Declaration

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



Date:

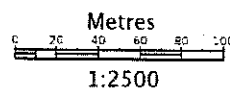
320120256P



Produced 14 Feb 2012 from the Ordnance Survey National Geographic Database and incorporating surveyed revision available at this date. Reproduction in whole or part is prohibited without the prior permission of Ordnance Survey. © Crown Copyright 2012

Ordnance Survey and the OS Symbol are registered trademarks of Ordnance Survey, the national mapping agency of Great Britain

The representation of a road, track or path is no evidence of a right of way. The representation of features as lines is no evidence of a property boundary.



Supplied by: Stanfords
Reference: O1378730
Centre coordinates 383083 447810

320120256P

**Design
and
Access Statement**

In Support of a Planning Application

**1No Earth Banked Slurry Lagoon
at**

**Watt Close Farm
Burnley Road
Gisburn
BB7 4JJ**

Site

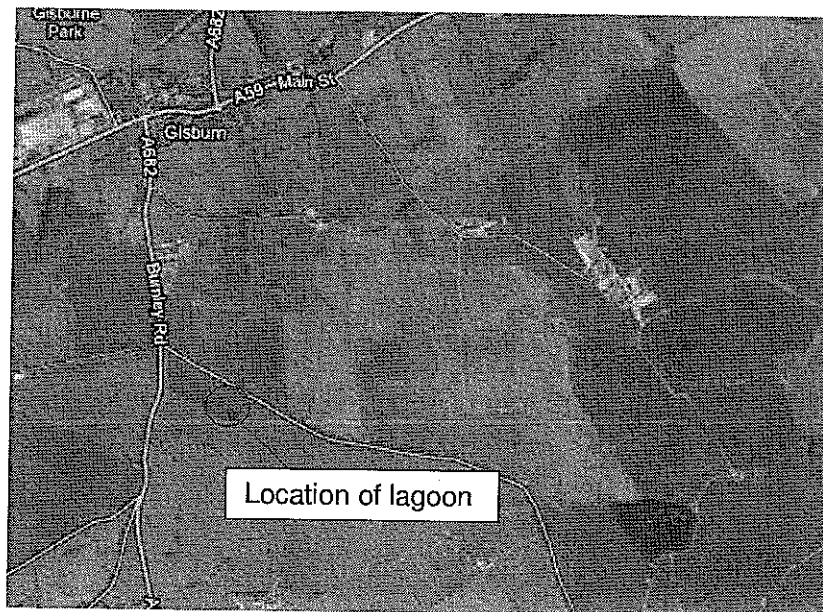
The agricultural business operated by the applicant who farms 311 acres of winter wheat. This area of land requires 3,500 gallons of slurry per acre to produce an adequate crop yield. This would result in a total requirement of over 1,000,000 gallons of slurry per year to fertilise the applicant's land.

Amount

One Slurry Lagoon is being applied for. This will be used by the applicant to store slurry to fertilise his crops. This process will be done through umbilical tubing throughout his land.

Use

The lagoon will be used to hold slurry as per Environment Agency and DEFRA regulations for Nitrate Vulnerable Zones (NVZ). The regulations currently state that livestock manure and slurry should be contained between the closed period which is from the 1st October to the 1st March (5 months). The Lagoon therefore has been designed to hold the maximum capacity needed for this working farm. The applicant has conducted informal discussions in the local area with regards to neighbouring farms filling the proposed lagoon with slurry, due to their own inadequate storage capacities. Therefore this lagoon will be of immense benefit to both the applicant and his neighbours, and feasibly reduce traffic flow by eliminating the need for slurry to be transported to site by road, as this process would be carried out by umbilical tubing.

**Layout**

The lagoon will be rectangular in shape and the calculations have been based on the requirement to hold the maximum requirement for slurry (approximately 1,000,000 gallons).

Scale

The lagoon will measure 60m x 25m and will benefit from an earth banked bund on its perimeter and this measures 10 m wide, however 2.1m of the bund will be inside the pit perimeter. Therefore the overall measurement of the lagoon will be 75.8m x 40.8m. The applicants have chosen this style of lagoon as opposed to the traditional ring type store as the lagoon creates a minimal impact on the landscape much less than a traditional ring type store ensuring that the development blends into the natural topography of the site.

Landscaping

The only landscaping proposed is that of the bund, this will be permeable soil, i.e. sand and gravel to ensure natural drainage, which will allow grass to grow. Due to the bund having to contain the slurry within the pit no planting of trees or shrubs is proposed due to the potential damage to the pit walls by tree roots as this could in the long term cause the bund to fail and increase the possible risk of pollution.

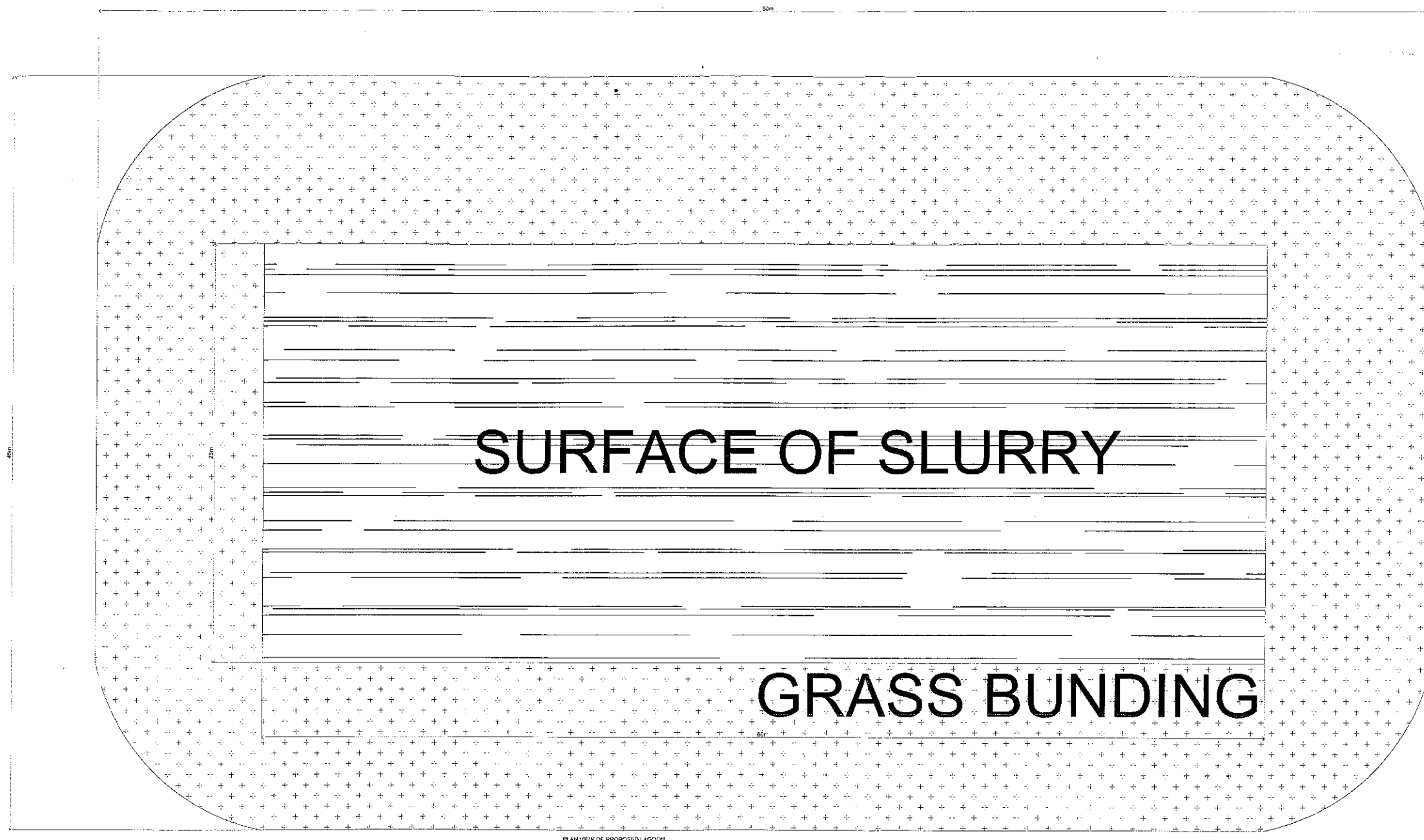
Appearance

The lagoon will be excavated into the ground and a 1.5m high bund created around its perimeter. A stock proof fence will be constructed on the outside of the bund to ensure that the pit is secure and cannot be accessed by both livestock and humans. This fence will be 1.5m high and will be constructed from posts and stock proof fencing.

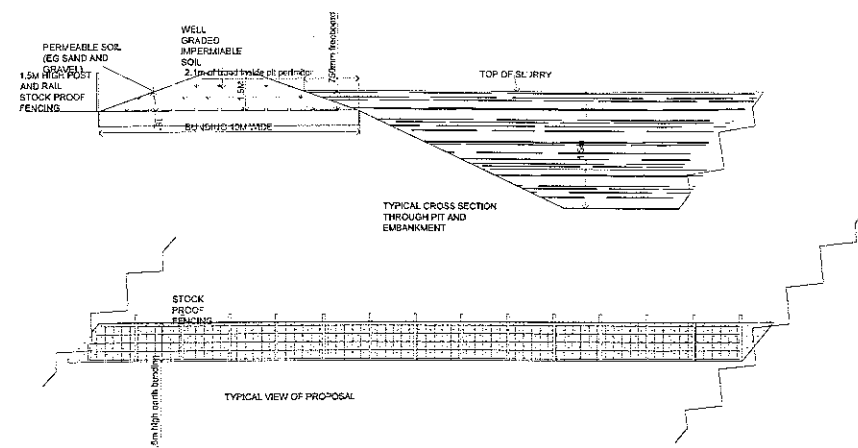
Access

Access to the lagoon is through the existing field entrance. This access permits sufficient area to drive tractors and large agricultural machinery into the field and manoeuvre with ease.

320120256P



PLAN VIEW OF PROPOSED LAGOON



DRAWN BY:  2 Nightingale Way, Gussage, Poole Dorset BH12 4JH Telephone 01202 560313 Mobile 07813 296287 email: mja@ashbyeng.co.uk	CLIENT: MR. JEREMY ASHBY	DATE: 13 MAR 12
	PROJECT: ENGINEERING OPERATIONS TO FORM EARTH BANKED SLURRY LAGOON	DWG NO. MJLAS113 SCALE: 1:100 AS
LOCATION: WATT CLOSE FARM, BURNLEY ROAD, GISSBURN BH7 4JJ		

320120256P