



RIBBLE VALLEY
BOROUGH COUNCIL

20 MAR 2012

FOR THE
ATTENTION OF

For office use only

Application No

Date received 320120274P

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: | Miss | First name: | Elizabeth | Surname: | Harrison | |
| Company name: | | | | | | |
| Street address: | Cuthbert Hill | | | Country Code | National Number | Extension Number |
| | Garstang Road | | | Telephone number: | | |
| | | | | Mobile number: | | |
| Town/City | Chipping | | | Fax number: | | |
| County: | | | | Email address: | | |
| Country: | | | | | | |
| Postcode: | PR3 2QJ | | | | | |
| Are you an agent acting on behalf of the applicant? <input checked="" type="radio"/> Yes <input type="radio"/> No | | | | | | |

2. Agent Name, Address and Contact Details

| | | | | | | |
|-----------------|------------------|-------------|-------|------------------------|-----------------|------------------|
| Title: | Mrs | First Name: | Julia | Surname: | Pye | |
| Company name: | Julia Pye | | | | | |
| Street address: | Hill Crest Farm | | | Country Code | National Number | Extension Number |
| | Startifants Lane | | | Telephone number: | 0199561878 | |
| | Chipping | | | Mobile number: | | |
| Town/City | Preston | | | Fax number: | | |
| County: | | | | Email address: | | |
| Country: | United Kingdom | | | | | |
| Postcode: | PR3 2NP | | | jpyeplanning@gmail.com | | |

3. Description of the Proposal

Please describe the proposed development including any change of use:

New Agricultural Building for the storage of Manure

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: | <input type="text"/> | Suffix: | <input type="text"/> |
| House name: | CUTHBERT HILL | | |
| Street address: | GARSTANG ROAD | | |
| | CHIPPING | | |
| Town/City: | PRESTON | | |
| County: | <input type="text"/> | | |
| Postcode: | PR3 2QJ | | |
| Description of location or a grid reference (must be completed if postcode is not known): | | | |
| Easting: | 360890 | | |
| Northing: | 442858 | | |

5. Pre-application Advice

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

☐ Yes ☒ No

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

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

☐ Yes ☒ No

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

☐ Yes ☒ No

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

☐ Yes ☒ No

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

☐ Yes ☒ No

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

☐ Yes ☒ No

7. Waste Storage and Collection

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

☐ Yes ☒ No

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

☐ Yes ☒ No

8. Authority Employee/Member

With respect to the Authority, I am:

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

Do any of these statements apply to you?

☐ Yes ☒ No

9. Materials

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

Walls - description:

Description of *existing* materials and finishes:

N/a

Description of *proposed* materials and finishes:

Upper walls to be constructed from Tanalized Timber Yorkshire Boarding, Lower Walls constructed from Concrete Panels

Roof - description:

Description of *existing* materials and finishes:

n/a

Description of *proposed* materials and finishes:

Eternit Farmscape profile 6 cement fibre sheets in natural grey to match existing building

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:

Elevations and ground plans
location map
design and access
field maps

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 | | | |

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11. Foul Sewage

Please state how foul sewage is to be disposed of:

Mains sewer ☐ Package treatment plant ☐ Unknown ☐

Septic tank ☐ Cess pit ☐

Other

n/a

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 Lane

Is the site currently vacant? ☐ Yes ☒ No

Does the proposal involve any of the following?

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

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

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

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

15. Trees and Hedges

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

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character? ☐ Yes ☒ No

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

16. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste? ☐ Yes ☒ No

17. Residential Units

Does your proposal include the gain or loss of residential units? ☐ Yes ☒ No

18. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace? ☒ Yes ☐ No

| Use class/type of use | | Existing gross internal floorspace (square metres) | Gross internal floorspace to be lost by change of use or demolition (square metres) | Total gross new internal floorspace proposed (including changes of use) (square metres) | Net additional gross internal floorspace following development (square metres) |
|-----------------------|-------------------------------------|--|---|---|--|
| A1 | Shops Net Tradable Area | 0.0 | 0.0 | 0.0 | 0.0 |
| A2 | Financial and professional services | 0.0 | 0.0 | 0.0 | 0.0 |
| A3 | Restaurants and cafes | 0.0 | 0.0 | 0.0 | 0.0 |
| A4 | Drinking establishments | 0.0 | 0.0 | 0.0 | 0.0 |
| A5 | Hot food takeaways | 0.0 | 0.0 | 0.0 | 0.0 |
| B1 (a) | Office (other than A2) | 0.0 | 0.0 | 0.0 | 0.0 |
| B1 (b) | Research and development | 0.0 | 0.0 | 0.0 | 0.0 |
| B1 (c) | Light industrial | 0.0 | 0.0 | 0.0 | 0.0 |
| B2 | General industrial | 0.0 | 0.0 | 0.0 | 0.0 |
| B8 | Storage or distribution | 0.0 | 0.0 | 0.0 | 0.0 |
| C1 | Hotels and halls of residence | 0.0 | 0.0 | 0.0 | 0.0 |
| C2 | Residential institutions | 0.0 | 0.0 | 0.0 | 0.0 |
| D1 | Non-residential institutions | 0.0 | 0.0 | 0.0 | 0.0 |
| D2 | Assembly and leisure | 0.0 | 0.0 | 0.0 | 0.0 |
| Other | Please Specify | 0.0 | 0.0 | 255.0 | 255.0 |
| Total | | 0.0 | 0.0 | 255.0 | 255.0 |

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 | |

21. Site Area

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What is the site area?

09.00

hectares

22. Industrial or Commercial Processes and Machinery

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

n/a

Is the proposal for a waste management development?



Yes



No

23. Hazardous Substances

Is any hazardous waste involved in the proposal?



Yes



No

24. Site Visit

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



Yes



No

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



The agent



The applicant



Other person

25. Certificates (Certificate A)**Certificate of Ownership - Certificate A****Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12**

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

Title: Mrs

First name: Julia

Surname: Pye

Person role: Agent

Declaration date: 20/03/2012



Declaration made

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

Agricultural Land Declaration - You Must Complete Either A or B

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

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

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

| Notice recipient | | Date notice served |
|------------------|-----------------|--------------------|
| Name: | n/a sole tenant | |
| Number: | Suffix: | |
| Street: | | |
| Locality: | | |
| Town: | | |
| Postcode: | | |

Title: Mrs

First Name: Julia

Surname: Pye

Person role: Agent

Declaration date: 20/03/2012



Declaration Made

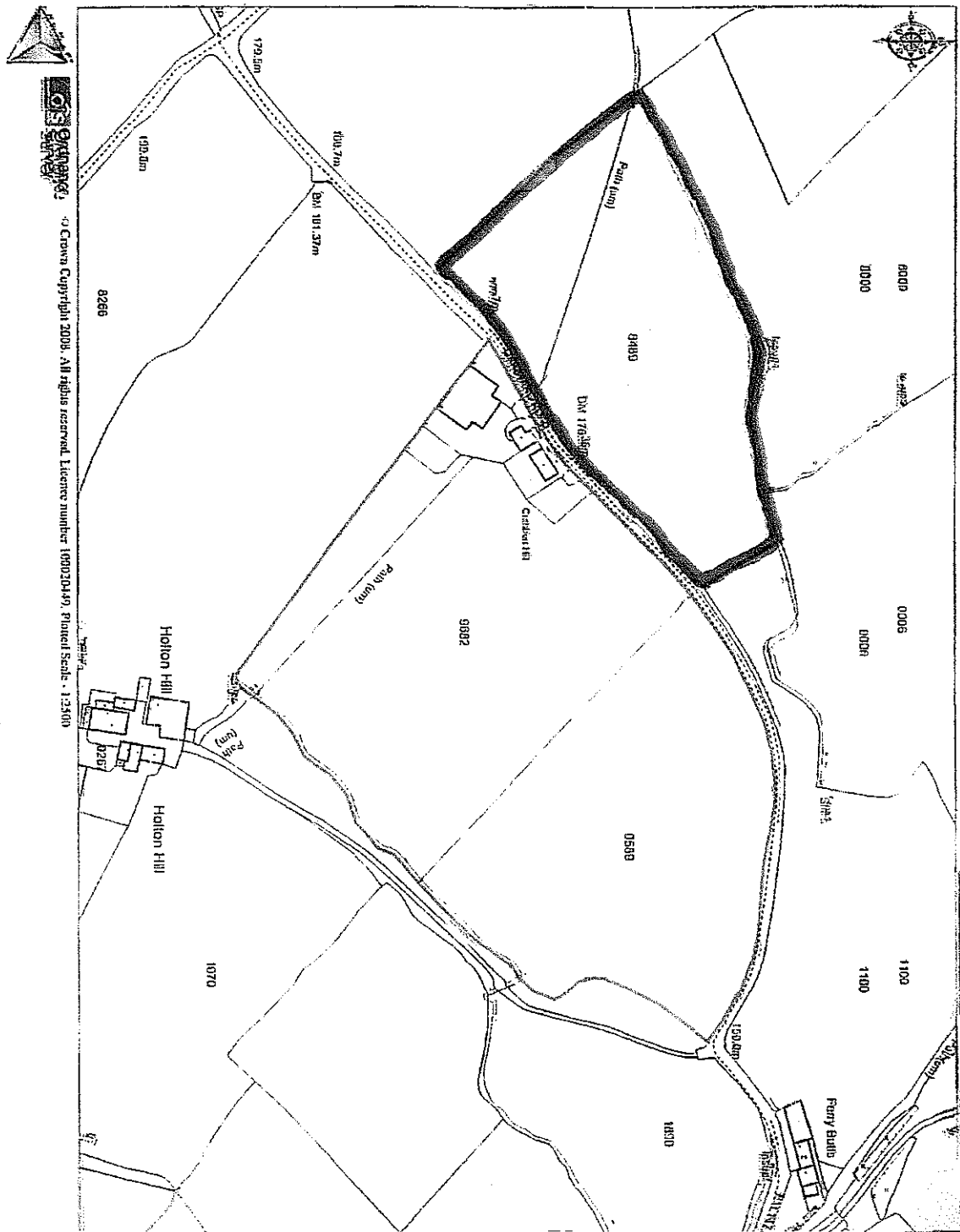
26. Declaration

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



Date 20/03/2012

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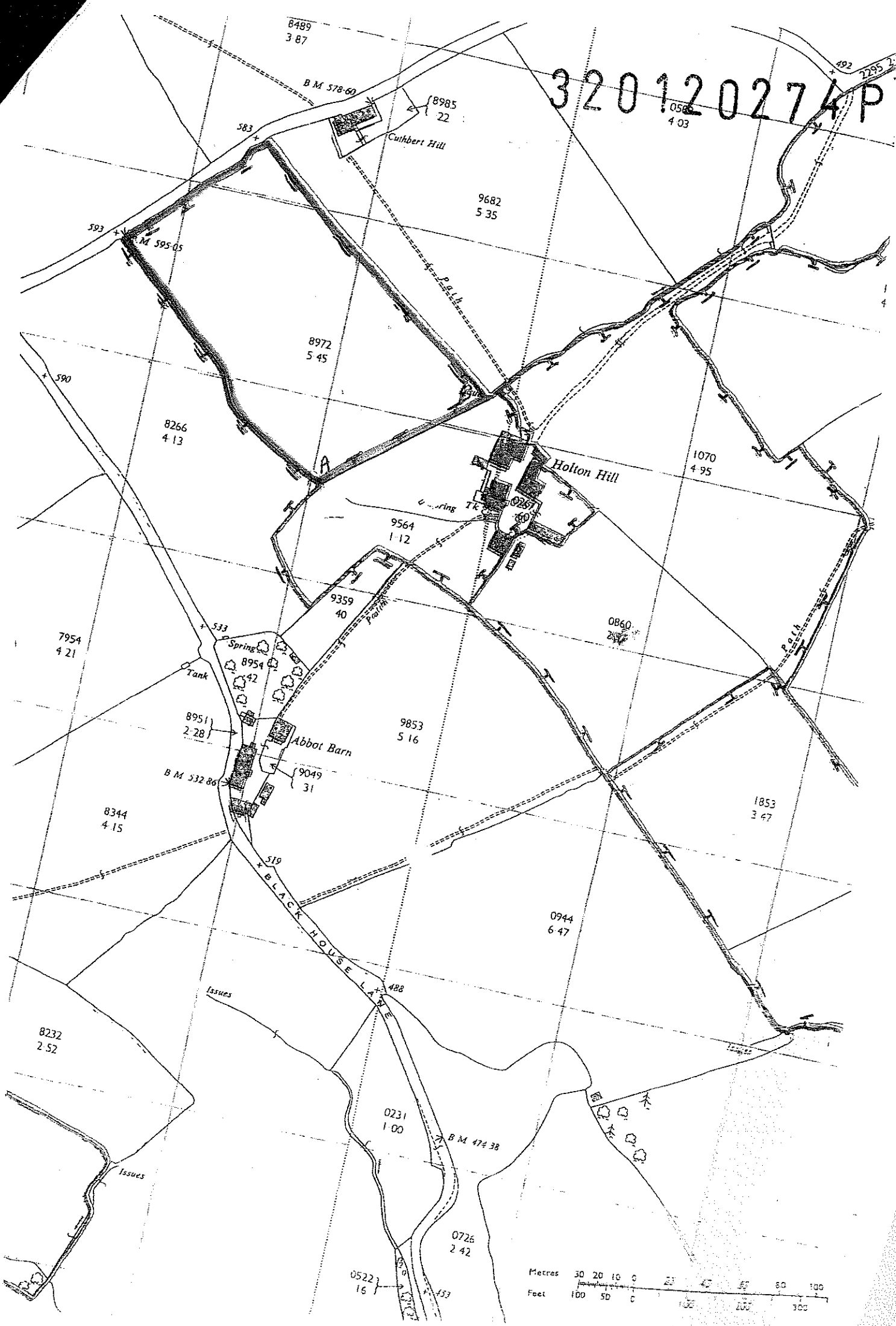
SHIP
Smith & Partners

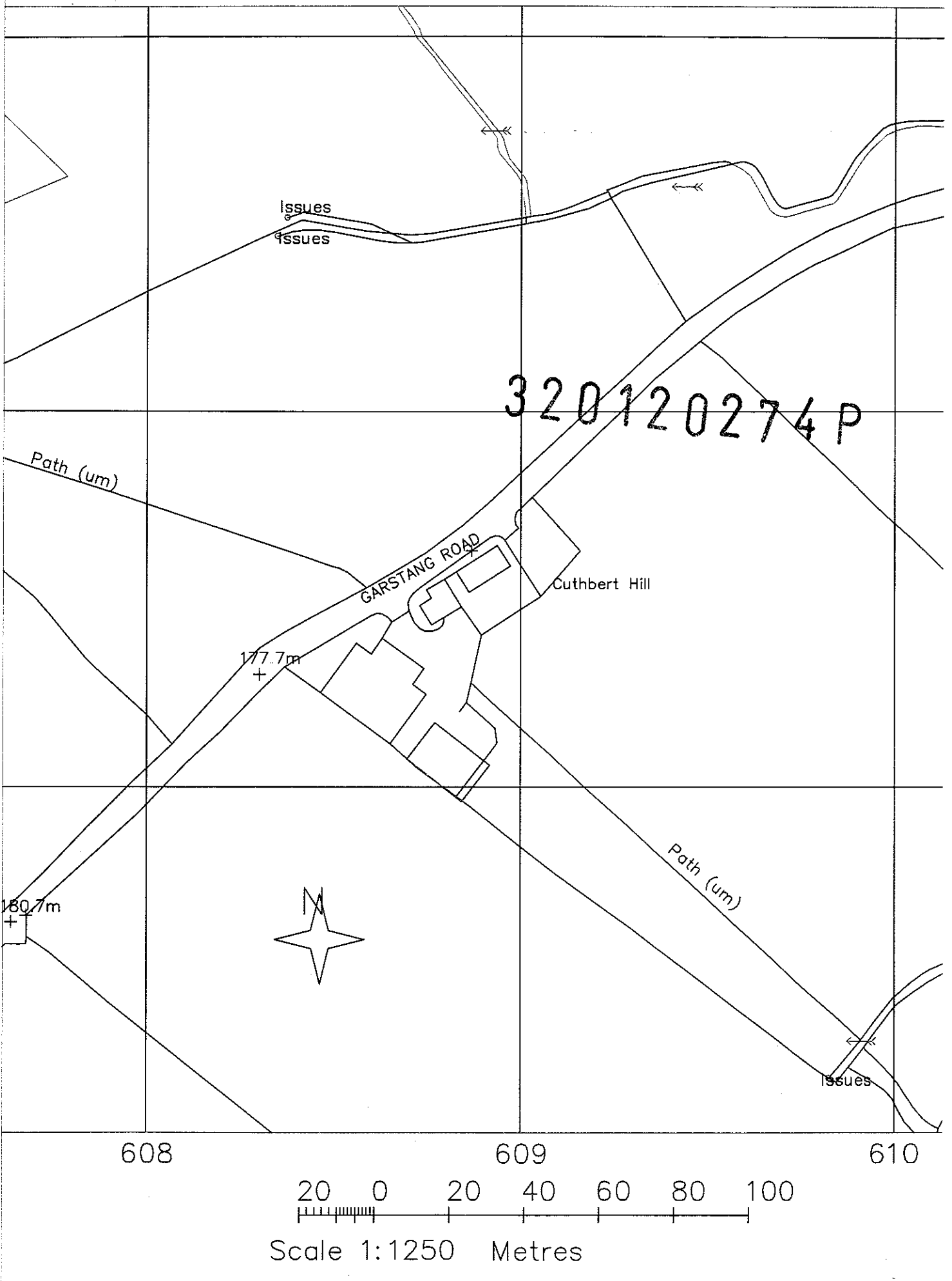
69 Garstang Road
Preston, PR1 1LB
Tel: 01772 555403
Fax: 01772 885333

Scale:
Ref:

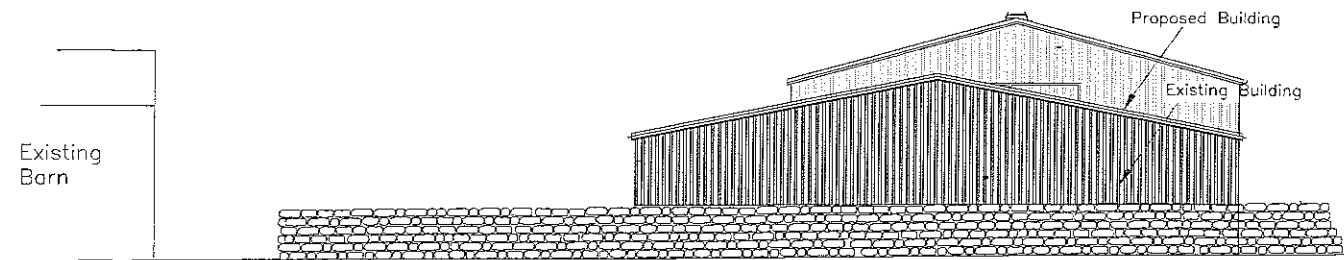
Note: This plan is reproduced by permission of Ordnance Survey on behalf of The Controller of Her Majesty's Stationery Office Crown Copyright. All rights reserved. Licence number 100040753

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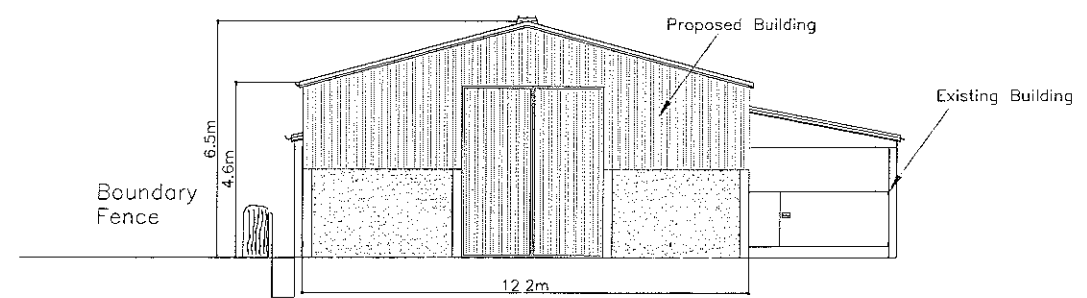




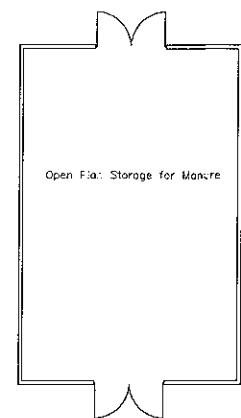
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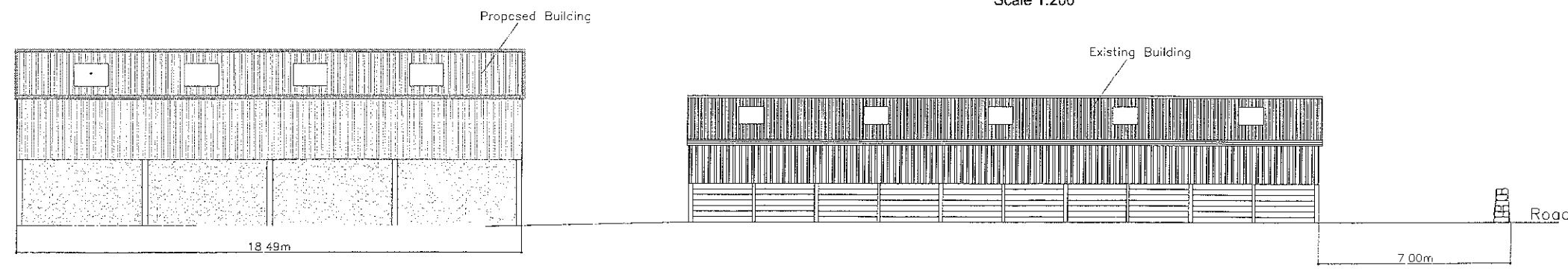
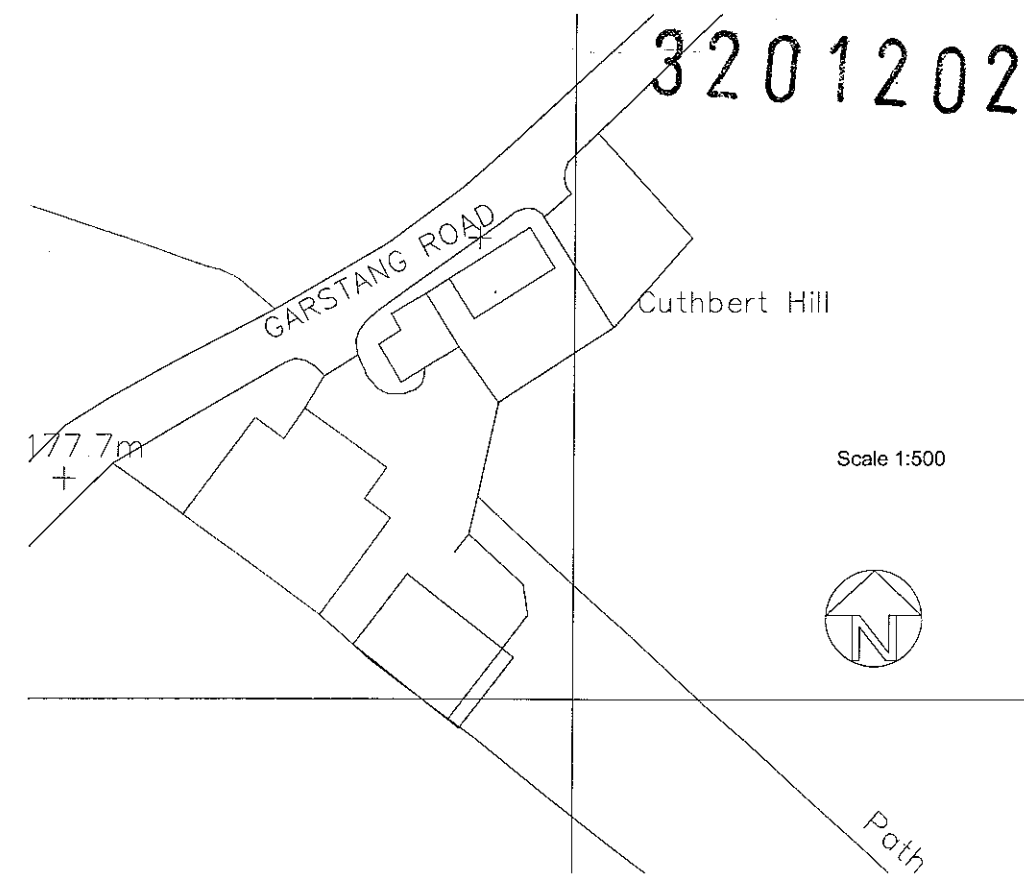
NORTH WEST FACING ELEVATION



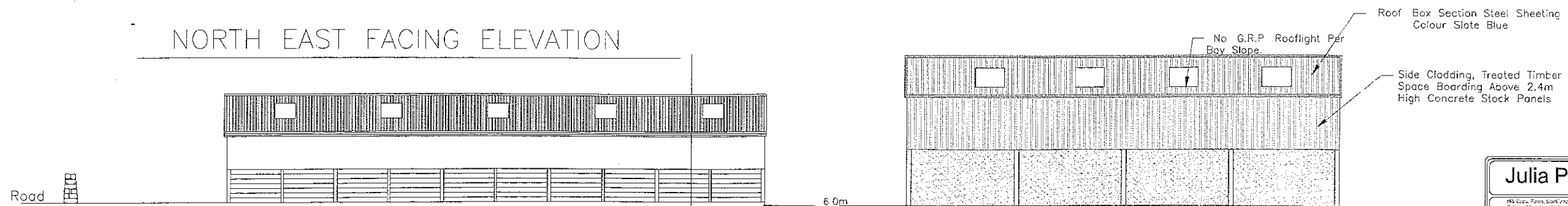
SOUTH EAST FACING ELEVATION



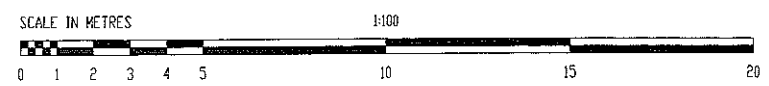
Scale 1:200



NORTH EAST FACING ELEVATION



SOUTH WEST FACING ELEVATION



Plot Sheet @ A1 1:100

Julia Pye

Plot Sheet, Farm, South West Farm, Chipping, PR3 2JF
Tel: 01559 41876 / 01511 302 843
Email: jpye@jpye.co.uk

Client Details:
Miss Liz Harrison
Project Details:
New Agricultural Covered Muck Middler

Project Address:
Cuthbert Hill Farm, Garstang Road, Chipping,
PR3 2JF

| Drawing No | Date | Scale | Drawn By |
|------------|---------|-------|-----------|
| JPL-10-2 | 20/02/2 | 1:100 | Julia Pye |

DO NOT SCALE THIS DRAWING. CHECK ALL DIMENSIONS ON SITE

NO WORK IS TO BE UNDERTAKEN WITHOUT THE WRITTEN PERMISSION OF JULIA PYE

DESIGN AND ACCESS STATEMENT
IN SUPPORT OF A PLANNING APPLICATION FOR
AN AGRICULTURAL COVERED MUCK MIDDEN

AT

CUTHBERT HILL, GARSTANG ROAD, CHIPPING, PR3 2QJ

Amount

This application is for one building to provide under cover manure storage to be used in conjunction with the applicants existing livestock building. The applicant currently has an approximate headage of 30 suckler cows with no provision on site for the storage of manure.

Use

The proposed building will provide under cover storage for manure produced on the farm. The applicant is applying for this building along with a grant from Natural England under catchment sensitive farming. The manure on site is currently stored outside on the yard area for 3 – 4 months before being spread on the land. By providing a covered area for this manure it ensures that all the nitrates available are retained in the manure which in turn acts as good fertiliser for the pasture land. When undercover the manure is not subject to adverse weather conditions which reduce the nitrate content of the soil and can produce run off of dirty water into the ground water sources. The Ribble Valley has been targeted by Natural England as being a Catchment Sensitive Target area and they are working alongside the environment agency to reduce pollution into the ground water and river sources, therefore for the applicant to comply with these regulations this building is essential.

Layout

The proposed building will be sited adjacent the existing agricultural buildings on site which can be clearly seen on the location map accompanying the planning application. The building will provide storage for the bedding manure produced from the applicant's livestock which will be kept dry until it is needed on the surrounding fields. The building will be sited behind the existing livestock building to reduce any impact on the surrounding area, whilst providing enough room on the yard area for the turning and maneuvering of vehicles.

Scale

The scale of the building is in keeping with the amount of manure produced on site and also in keeping with the other buildings on site. The height of the building is essential to provide access by large machinery when the building is being cleaned out.

Landscaping

No further hard or soft landscaping is proposed as part of this application as the yard area is already adequate enough.

Appearance

The appearance of the building has been designed to reflect a modern agricultural building of this type whilst taking the surrounding buildings into account. The choice of materials will ensure that the roof and side cladding will ensure the building blends into its surroundings whilst being designed for purpose.

Access

Access to the site will remain as existing and there is adequate room for the turning and maneuvering of vehicles and room for emergency vehicles if they were ever required on site

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



Ribble Valley Borough Council

Application No:

320120274P

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 **Miss Liz Harrison**

Application site **Cuthbert Hill Farm, Garstang Road, Chipping**

Proposed Development **New Agricultural covered Manure Store**

Previous Applications

1. Land – (Total Areas in Hectares)

Owned **21 acres**

Rented

Short-term ☐ Yes ☐ Meadow ☒ yes ☐ Crop ☐ Silage ☐ Crop ☐ Hay
Land use: Pasture ☐ Meadow ☐ Crop ☐ Silage ☐ Crop ☐ Hay
Land Quality (DA/SDA/NVZ)

2. Enterprise

Dairy: Pedigree/commercial Dairy Cows

In-calf heifers ☐ Bulling heifers ☐ Calving ☐
Young stock ☐ Milk Quota ☐
Beef Breeding: Suckler cows ☐ 15
Calving ☐ Heifers ☐ Calves ☐ 15
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

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3. Labour & Accommodation

| Name | Age | Basis (F/t, P/t, Cas) | Hours of work/length | Main duties | Address and years |
|------|-----|--------------------------|-------------------------|-------------|----------------------|
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |

Misc

Existing Dwellings

Other Properties (incl. occupiers)

Previously owned properties

Available properties in locality

4. Proposed Development/Applicant'(s) Comments

Need

See Design and access statement

Siting

See Design and access statement

Design

See Design and access statement

Future Plans

See Design and access statement

5. Financial Details

N/A