



RIBBLE VALLEY
BOROUGH COUNCIL

26 MAR 2012

THE
COUNCIL OF

For office use only

Application No.

Date received

Fee paid £

Receipt No:

320120310P

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:	Phillip	Surname:	Omerod		
Company name:							
Street address:	Pasture House Farm				Country Code	National Number	Extension Number
	West Marton				Telephone number:		
					Mobile number:		
Town/City:	Skipton				Fax number:		
County:	North Yorkshire				Email address:		
Country:							
Postcode:	BD23 3UJ						
Are you an agent acting on behalf of the applicant?							
☒ Yes ☐ No							

2. Agent Name, Address and Contact Details

Title:	Mr	First Name:	Paul	Surname:	Mason		
Company name:	Windle Beech Winthrop Limited						
Street address:	Windle Beech Winthrop Skipton Auction Mart				Country Code	National Number	Extension Number
	Chartered Surveyors				Telephone number:	01756 692900	210
	Gargrave Road				Mobile number:		
Town/City:	Skipton				Fax number:		
County:	North Yorkshire				Email address:		
Country:	United Kingdom						
Postcode:	BD23 1UD				paul.mason@wbwsurveyors.co.uk		

3. Description of the Proposal

Please describe the proposed development including any change of use:

Erection of a 50kW wind turbine on an 25m tower for business use sited on agricultural land.

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)

House:		Suffix:	
House name:	Pasture House Farm		
Street address:	West Marton		
Town/City:	Skipton		
County:	North Yorkshire		
Postcode:	BD23 3UJ		

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

Easting:	387169
Northing:	450916

Description:

50kw Wind Turbine on 25m Tower

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):

Officer name:

Title: Mr First name: Graeme Surname: Thorpe

Reference: 3/2011/0956P

Date (DD/MM/YYYY): 12/12/2011 (Must be pre-application submission)

Details of the pre-application advice received:

Screening Opinion for 50kw Wind turbine on a 25m hub.

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:

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:

P.Omerod Site and Block Plan 1:1250 (50kW)
 P.Omerod Site Location Plan 1:10,000 (50kW)
 P.Omerod Design and Access Statement (50kW)
 P.Omerod Landscape and Environmental Assessment (50kW)
 50kW Turbine Elevation Drawing
 50kW Noise Assessment

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

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? - see attached e-mail

- ☐ 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 Land

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

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

What is the site area?

00.04

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:

50kW Wind Turbine

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

5. Certificates (Certificate A)

Certificate of Ownership - Certificate A

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

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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: Dr First name: Paul Surname: Mason

Person role: Agent Declaration date: 23/03/2012 ☒ 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

Title: Dr First Name: Paul Surname: Mason

Person role: Agent Declaration date: 23/03/2012 ☒ 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: 23/03/2012

Louise Blatchford

From: Paul Mason [paul.mason@wbwsurveyors.co.uk]
Sent: 06 April 2012 11:39
To: Louise Blatchford
Subject: RE: Planning application - Pasture House Farm, West Marton

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Follow Up Flag: Follow up

Flag Status: Red

Attachments: Block Plan 1 1250 with dimensions.pdf; D.Nelson_Landscape Assessment_50kW.pdf

Hi Louise,

I have re sent a CD ROM with the D&A and Landscape Assessment and also a hard copy. The landscape assessment contains the montages with maps on them showing the position of the viewpoints.

In relation to question 12 of the application form: - The surface water (what little is created by the structure), will drain away naturally at the base of the turbine, so I guess this comes under the soakaway option.

Attached are the two plans as requested

I trust this is now all in order but if you require further information then please do not hesitate to contact me further.

Regards

Paul

From: Louise Blatchford [mailto:Louise.Blatchford@ribblevalley.gov.uk]

Sent: 03 April 2012 09:46

To: Paul Mason

Cc: Lesley Lund

Subject: Planning application - Pasture House Farm, West Marton

Dear Paul

RE: Erection of a 50kW wind turbine on a 25m tower for business use, sited on agricultural land
 AT: Pasture House Farm, West Marton

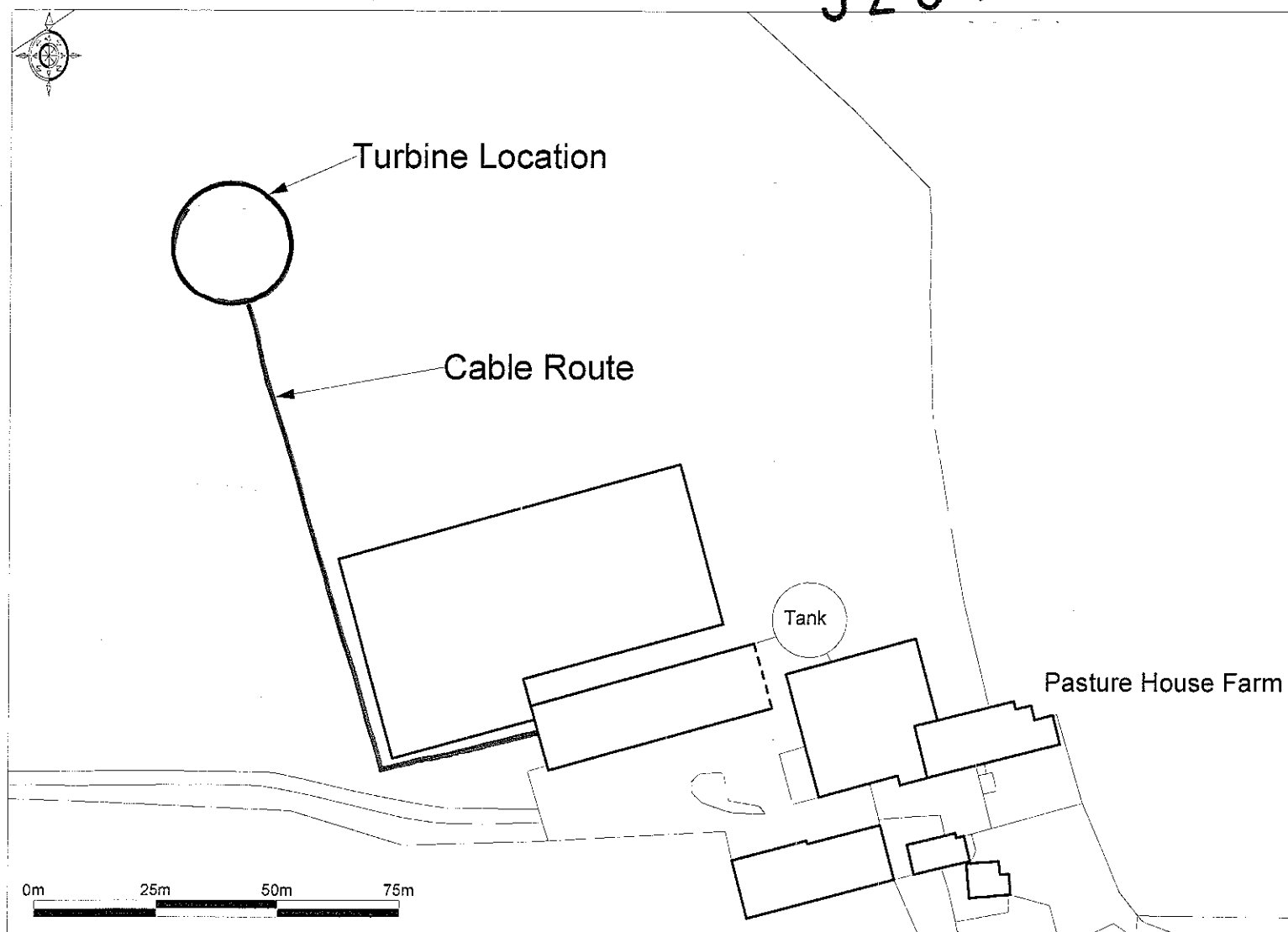
Thank you for your application which we received on 26th March 2012. The application has been vetted and we need the following information before it can be validated:

- I understand that the design and access statement and landscaping details will follow by post.
- On question 12 of the application form please can you answer the part about surface water? (An e-mail response will be fine and I'll attach it to the forms).
- On the location plan please can you add dimensions from the proposed turbine to at least two fixed boundaries.
- On the 1:10,000 location plan please can you draw a blue edge around any other land within the applicant's ownership.
- Please can you provide three copies of photomontages to show the proposed turbine in situ along with a map to identify the locations that the photographs have been taken from.
- Finally, I've passed a copy of the noise assessment to our Environmental Health Department so they can have a look at it, if they require anything further I will let you know.

Once the above information has been received the application can be validated. Please quote ref. no. 174 in any reply. If you need any assistance please do not hesitate to contact me.

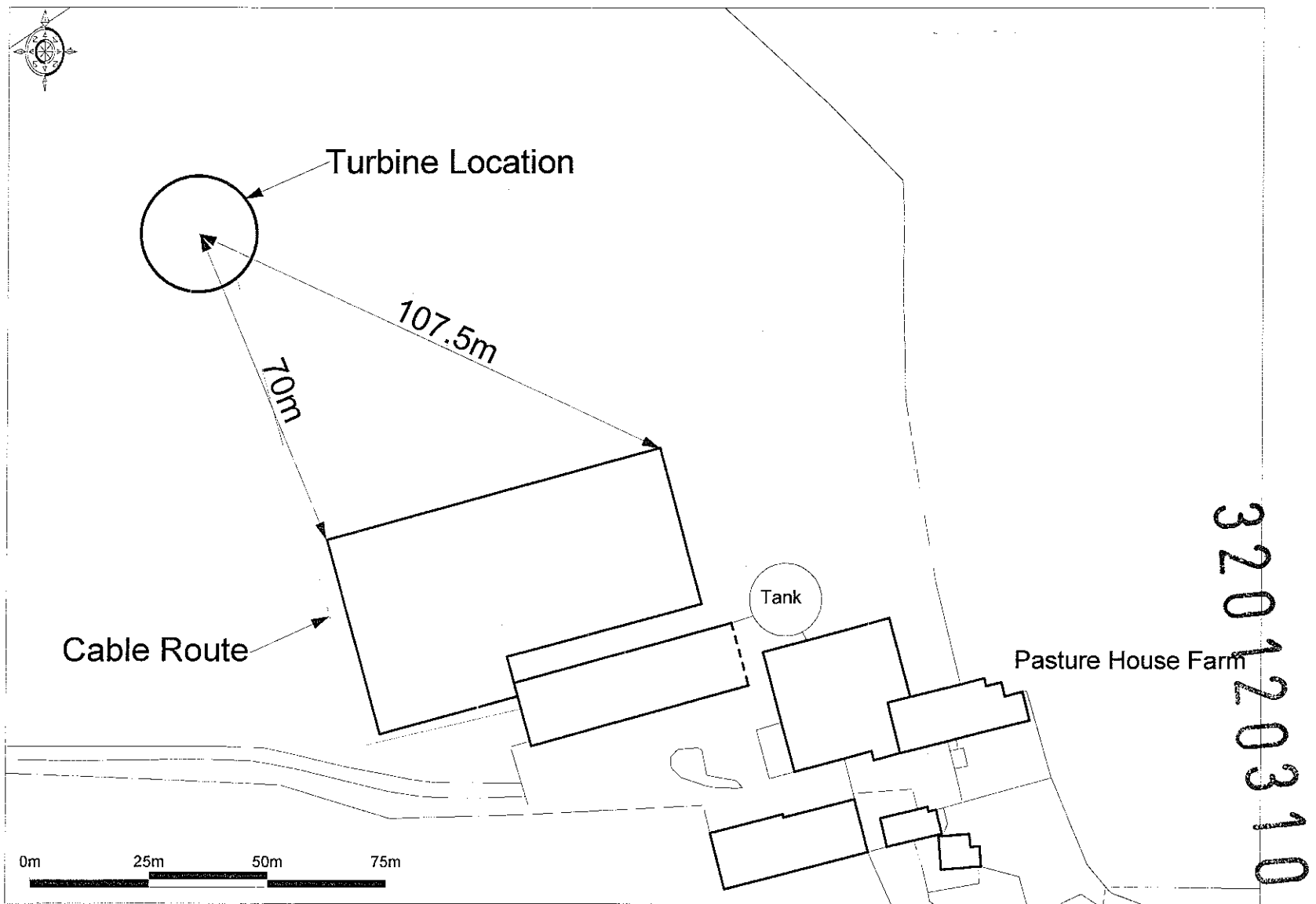
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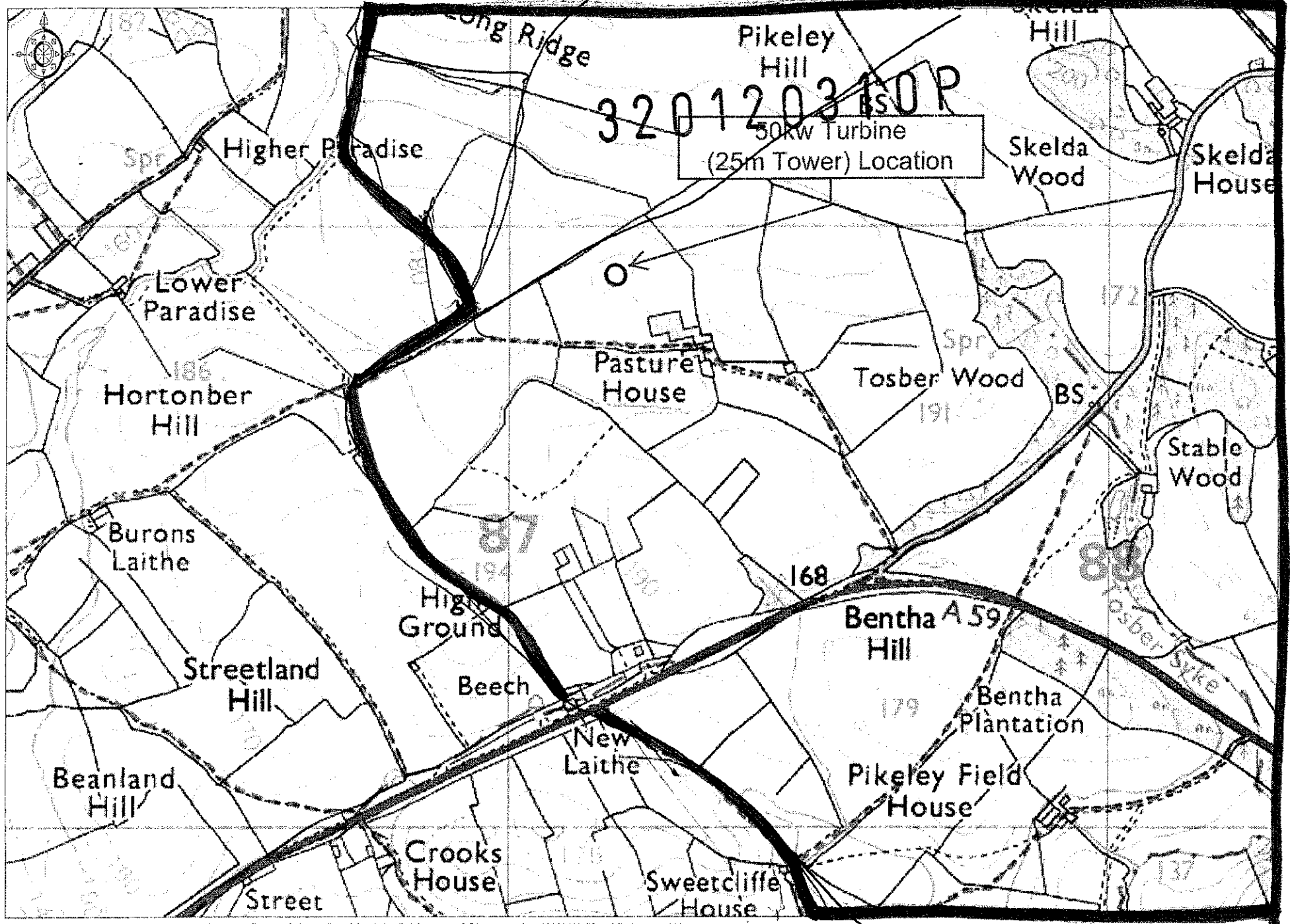


 **Promap**

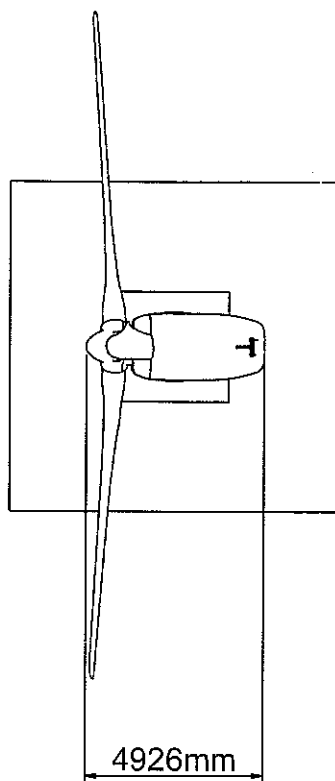
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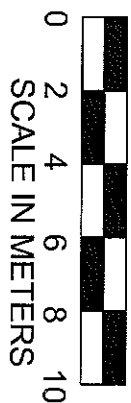
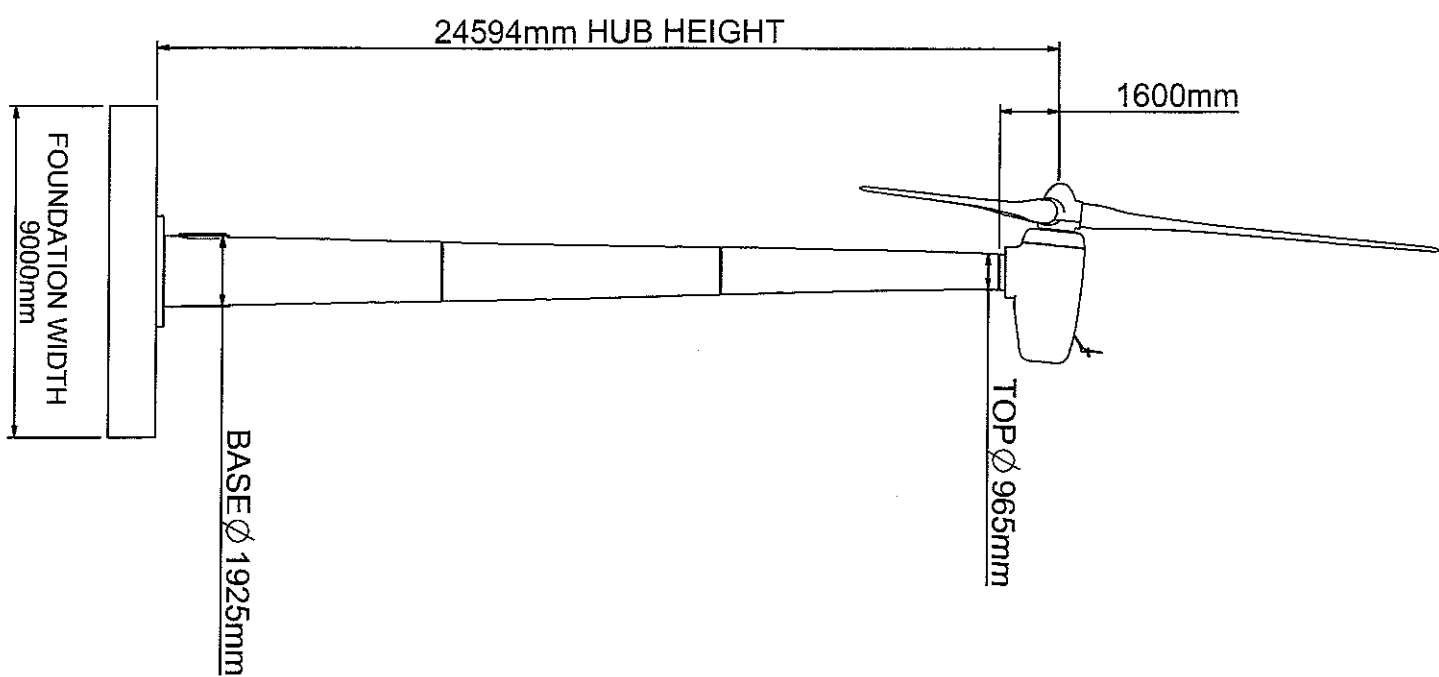
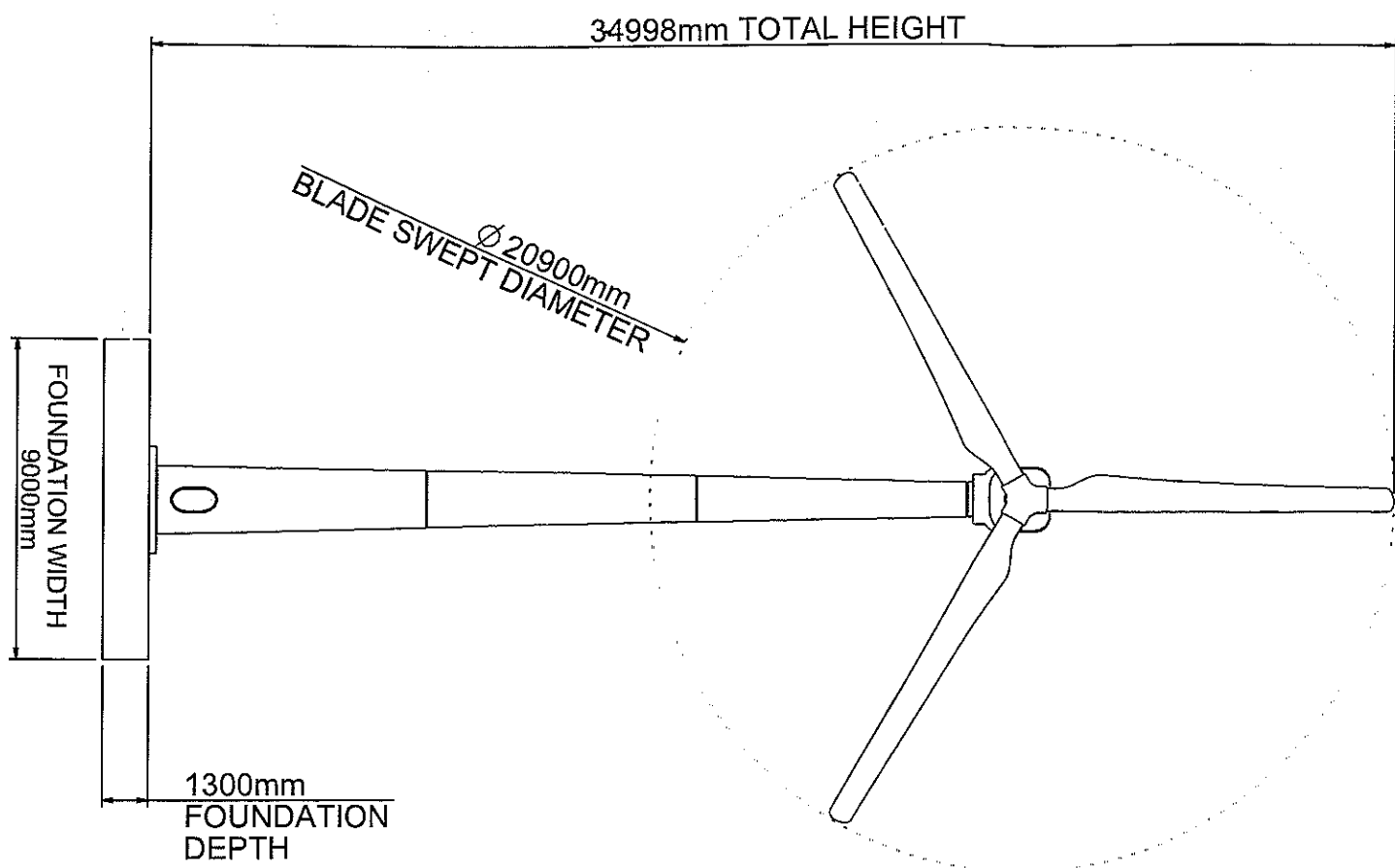
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		50kW	
DESCRIPTION: OVERALLS / PLANNING		All Dimensions in mm	
MATERIAL:	Monopole: 12mm S355	QTY PER UNIT:	-
DRAWN:	C O'Neill	SCALE:	1:200
CHECKED:	-	DWG SIZE:	A3
DATE:	02-Nov-11	FINISH:	-
		SHEET:	1 OF 1



MONOPOLE TOWER

NOTES:
1. ALL DIMENSIONS ARE IN MILLIMETERS.
2. ALL DIMENSIONS ARE TO BE TAKEN TO THE CENTRE OF GRAVITY.
3. ALL DIMENSIONS ARE TO BE TAKEN TO THE CENTRE OF GRAVITY.
4. ALL DIMENSIONS ARE TO BE TAKEN TO THE CENTRE OF GRAVITY.
5. ALL DIMENSIONS ARE TO BE TAKEN TO THE CENTRE OF GRAVITY.