



RIBBLE VALLEY
BOROUGH COUNCIL

02 APR 2012

For office use only

Application No

Date received

Fee paid £

Receipt No:

320120343P

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:	Richard	Surname:	Seed
Company name:	R Seed & Son				
Street address:	Parsonage Farm		Country Code	National Number	Extension Number
	Parsonage Lane		Telephone number:		
	Chipping		Mobile number:		
Town/City:	Preston		Fax number:		
County:			Email address:		
Country:					
Postcode:	PR3 2NS				
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:	07712658436	
Town/City:	Preston		Fax number:		
County:			Email address:		
Country:	United Kingdom				
Postcode:	PR3 2NP		juliapye1@hotmail.com		

3. Description of the Proposal

Please describe the proposed development including any change of use:

New Covered Agricultural Manure Store

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:	<input type="text"/>	Suffix:	<input type="text"/>
House name:	PARSONAGE FARM		
Street address:	PARSONAGE LANE		
	CHIPPING		
Town/City:	PRESTON		
County:	<input type="text"/>		
Postcode:	PR3 2NS		

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

Easting:	360856
Northing:	441856

Description:

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 to be constructed from concrete panels

Roof - description:

Description of *existing* materials and finishes:

n/a

Description of *proposed* materials and finishes:

Farmscape Profile 6 cement fibre sheets in natural grey

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:

Seed Elevations and Ground Plans
Seed Location Map
Seed RPA Maps
Seed Design and access statement
Seed agricultural statement

10. Vehicle Parking

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

320120343P

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?

- ☐ 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

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	0.0	0.0
Total	0.0	0.0	167.0	167.0
			167.0	167.0

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
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19. Employment

If known, please complete the following information regarding employees:

	Full-time	Part-time	Equivalent number of full-time
Existing employees	2	2	
Proposed employees	2	2	0
			0

20. Hours of Opening

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

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

21. Site Area

What is the site area?

167.14

sq metres

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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:

29/03/2012



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:

29/03/2012



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: 29/03/2012

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Track

PARSONAGE LANE

GP

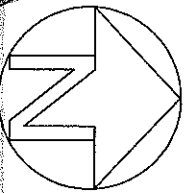
608

609

Issues

20 0 20 40 60 80

Scale 1:1250 Metres



320120343P

DESIGN AND ACCESS STATEMENT
IN SUPPORT OF A PLANNING APPLICATION FOR
NEW AGRICULTURAL MANURE STORE

AT

PARSONAGE FARM, PARSONAGE LANE, CHIPPING, PRESTON, PR3 2NS

Amount

This application is to cover an existing manure store on the applicants holding, as part of the ongoing catchment sensitive farming scheme run by DEFRA and the Environment Agency.

The applicant has 60 hectares of land owned and rents a further 28 hectares which have been within the applicants control in excess of 10 years.

The applicant has 350 breeding ewes which lamb from February onwards, 6 pedigree British Blue Cows with calves at foot, which are show cattle. 50 commercial rearing heifers, 30 commercial store cattle with 80 cattle on the holding each year for summer and winter grazing.

Use

The applicant has successfully applied from an EU Grant for Catchment sensitive areas. This grant has been given by Natural England and will reduce the amount of dirty water run off into the ground sources the existing manure store. This manure store has been in situ for a number of years and not only will the run off into the ground water be solved but also the run off onto Parsonage Lane, during long periods of wet weather.

The manure will then have a greater nitrate content which in turn will reduce the applicants costs for fertilizers.

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 to the East of the existing farmstead. There is no land available for the storage of manure within the existing farm. The manure has always been stored in its current location and the idea is to cover it over in its current place to benefit the day to day operations of the farm and comply with the regulations regarding dirty and clean water separation,

Scale

The scale of the building is governed by the amount of manure produced on the holding each year. However the building is very modest in size and is much smaller than the existing buildings in close proximity.

Landscaping

No hard or soft landscaping is proposed as part of this application.

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 is inconspicuous on the landscape whilst being designed for purpose to reduce any impact on the Area of Outstanding Natural Beauty.

Access

Access to the site will remain from the existing farm gate and track there is adequate room for the turning and manovering of vehicles and room for emergency vehicles if they were ever required on site

359000

359500

441000

SD5841 SD5941
SD5840 SD5940

320120343P

3058

4355

440500

440000

SD5840 SD5940
SD5839 SD5939

359000

359500

Please return this sheet to us if you want to ma

changes to the parcels shown on it.

440000

360000

360500

442500

442000

360000

360500

320120343P

SD5942 SD6042
SD5941 SD6041

8782
X

0181
X

2179
X

4417
X

4687
X

4682
X

605
X

604
X

361000

361500

rpa
rural payments agency

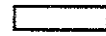
Rural Land Register (RLR) Map

SBI - 106265573

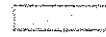
RLR/DRRO09

Map 2/2

Legends



Your RLR Parcel(s)



SPS Permanent Ineligible Features



Adjacent Parcel Boundary



Unconfirmed Boundary

RLR Information

Sheet ID	Parcel ID	Total Area (ha)	SPS Recorded Eligible Area (ha)	English Region
SD5941	8782	2.82	2.81	N
SD6041	0181	2.95	2.95	N
SD6041	2179	3.2	3.2	D
SD6041	4682	0.03	0.01	D
SD6041	4687	5.5	5.5	D
SD6041	7099	3.03	3.03	D
SD6041	7590	1.58	1.58	D
SD6041	7975	3.37	3.37	N
SD6041	8887	0.8	0.79	N
SD6041	9996	0.94	0.94	N
SD6042	4417	6.03	6.03	D
SD6042	6046	3.21	3.21	D
SD6042	6056	0.19	0.19	D
SD6042	6512	4.41	4.41	D
SD6042	7132	5.0	5.0	D
SD6042	7404	0.03	0.03	D
SD6042	7661	3.35	3.35	D
SD6042	8111	1.62	1.62	D
SD6042	9305	1.54	1.54	D
SD6042	9525	7.72	7.72	D



Scale 1:5000

50m 0m 50m 100m 150m 200m

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RLR/DRRO09

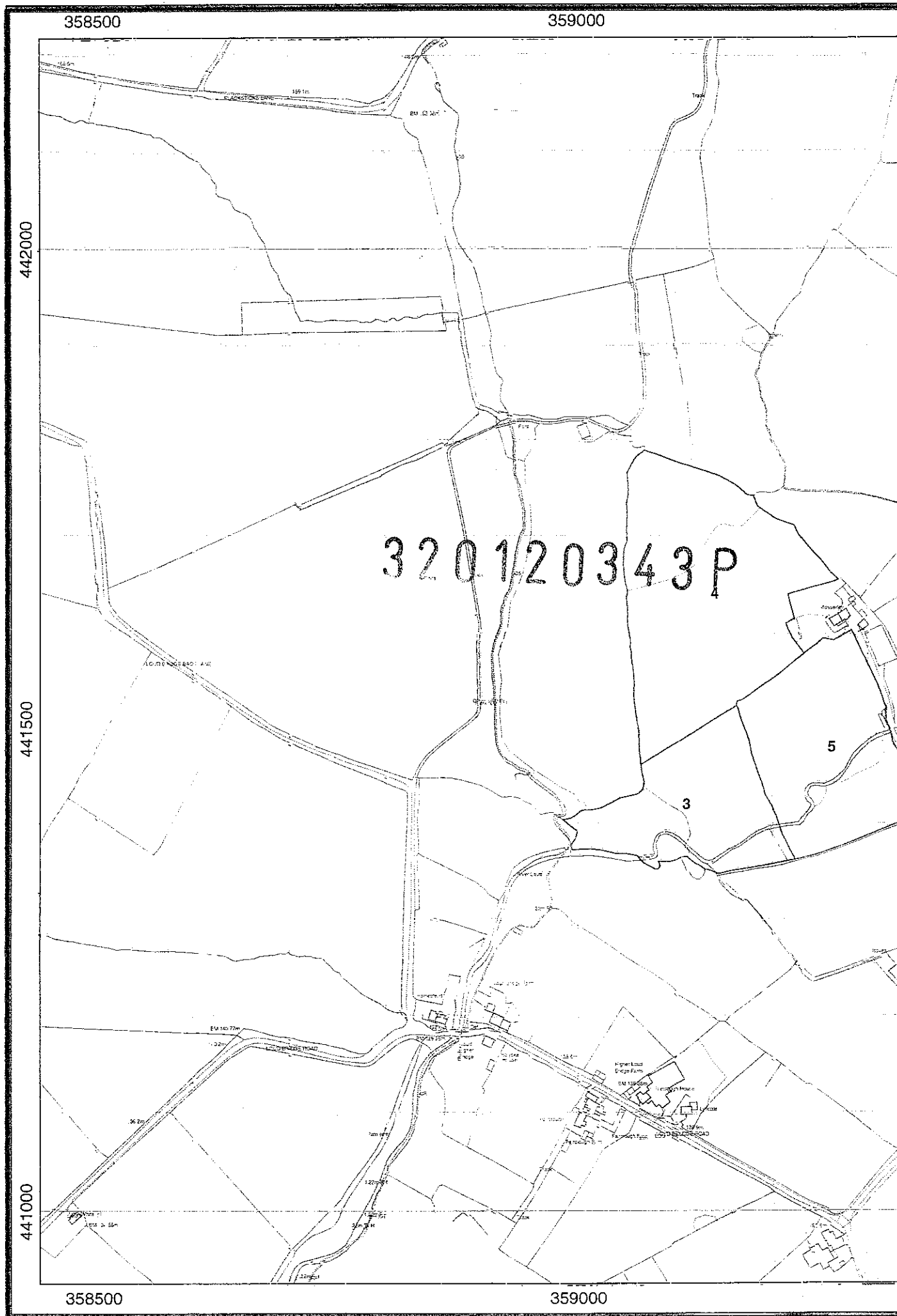
Date: 19/01/2010

361000

361500

changes to the parcels shown on it

SP 6042



360000

rpa

Customer Reference Number

106265573

Map 2/6

IACS Symbols

IACS Parcel Boundary

Adjacent Parcel Boundary

Updated IACS 2004 Information

[illegible]

Scale 1:5000

50m 0m 50m 100m 150m 200m

This information can be used for IACS purposes.

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Date: 03/04/2005

442000

441500

441000

359500

360000

360000

320120343P

10

8

Q

360000

361000

гпа

Customer Reference Number

06265573

Map 4/6

IACS Symbols

IACS Parcel Boundary

Adjacent Parcel Boundary

Updated IACS 2004 Information

[illegible]

Scale 1:5000

50m 0m 50m 100m 150m 200m

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Date: 03/04/2005

360500

361000

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



Ribble Valley Borough Council

Application No:

320120343P

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 **Richard Seed**
Application site **Parsonage Farm, Parsonage Lane, Chipping**
Proposed Development **New Agricultural covered Manure Store**
Previous Applications

1. Land – (Total Areas in Hectares)

Owned **60 Hectares**

Rented **28 Hectares**

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

2. Enterprise

Dairy: Pedigree/commercial Dairy Cows
6 Pedigree British Blue Cows

In-calf heifers **Bulling heifers** **Calving**

Young stock **Milk Quota**

Beef Breeding: Suckler cows **6**

Calving **Heifers** **50** **Calves** **6**

Beef Rearing: Store Cattle (ages)

30 Bullocks between 12-24 months, 80 cattle winter grazed

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

Sheep: Pedigree/commercial Breeding ewes **350** **Lambs** **600** **Store sheep**

Lambing period **Feb – April** **Lambing location** **On Site**

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
Richard Seed Snr		FT	70		
Richard Seed Jnr		FT	70		

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

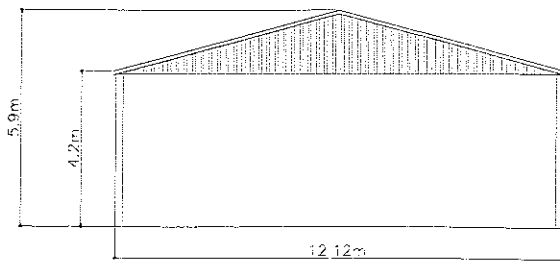
See Design and access statement

Future Plans

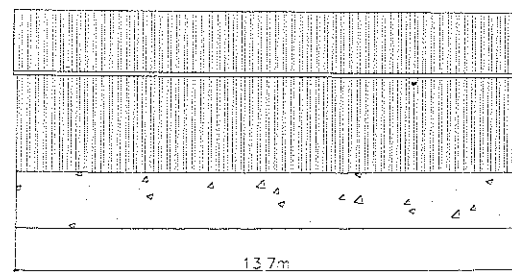
See Design and access statement

5. Financial Details

N/A



Proposed East Elevation

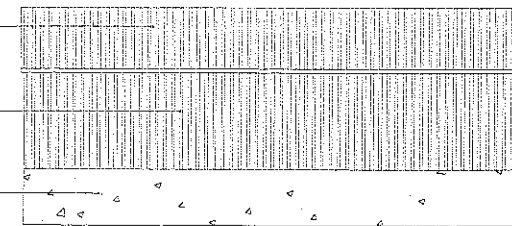


Proposed North Elevation

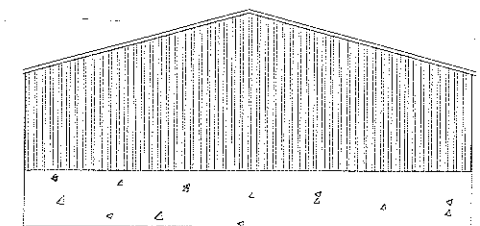
Farmscope P6 Cement Fibre Sheets Natural Grey

Tanalized Timber Yorkshire Boarding

Concrete Panels



Proposed South Elevation

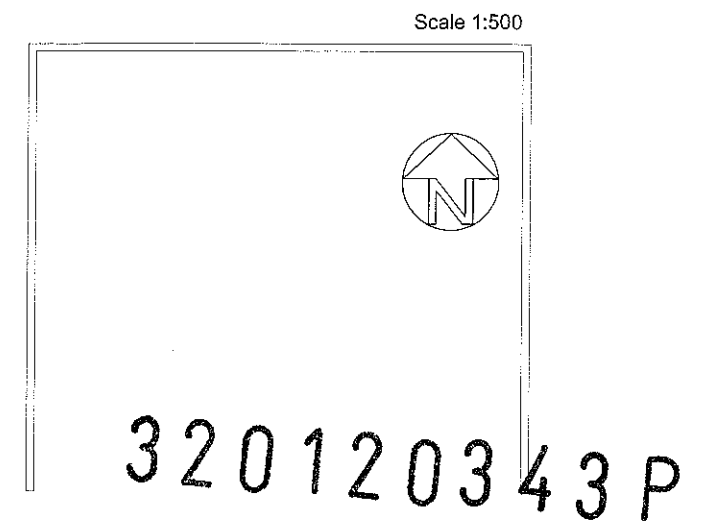


Proposed West Elevation

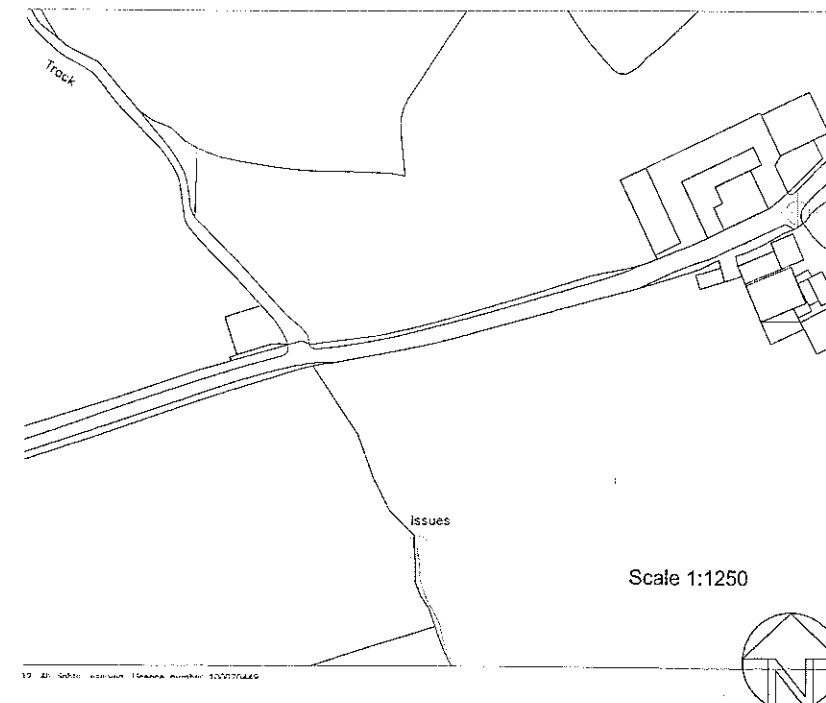


Scale 1:500

Issues

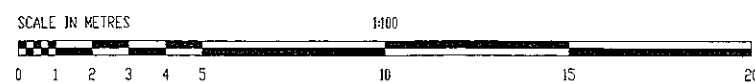


Scale 1:500



Scale 1:1250

Issues



Plot Sheet © A1 1:100

Julia Pye			
<small> 756 Oak Farm, Southwold, Suffolk, IP14 3NP Tel: 01794 61878 / 01794 61879 01794 61878 / 01794 61879 </small>			
Client Details: Messrs Seed Project Details: New Agricultural Covered Muck Middens Project Address: Parsonage Farm, Parsonage Lane, Chipping, PR3 2NS			
Drawing No.	Date	Scale	Drawn By
JPR 3-20	12/12/12	1:100	Julia Pye
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