



RIBBLE VALLEY
BOROUGH COUNCIL

16 APR 2012

For office use only

Application No: 320120360P

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:	P	Surname:	Cowgill		
Company name:	P & J Cowgill						
Street address:	Middle Breaks Farm				Country Code	National Number	Extension Number
	Settle Road				Telephone number:		
	Gisburn				Mobile number:		
Town/City:	Clitheroe				Fax number:		
County:					Email address:		
Country:							
Postcode:	BB7 4JQ						

Are you an agent acting on behalf of the applicant? ☒ Yes ☐ No

2. Agent Name, Address and Contact Details

Title:	Mr	First Name:	Graham	Surname:	Margerison		
Company name:	Lea Hough Chartered Surveyors						
Street address:	Blakewater House				Country Code	National Number	Extension Number
	Phoenix Business Park				Telephone number:	01254 260196	
	Blakewater Road				Mobile number:		
Town/City:	Blackburn				Fax number:		
County:	Lancashire				Email address:		
Country:	United Kingdom						
Postcode:	BB1 5RW				Graham@leahough.co.uk		

3. Description of the Proposal

Please describe the proposed development including any change of use:

Proposed New Livestock & Parlour Building

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:	MIDDLE BREAKS FARM		
Street address:	SETTLE ROAD		
	NEWSHOLME		
Town/City:	CLITHEROE		
County:			
Postcode:	BB7 4JQ		

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

Easting:	383342
Northing:	450435

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: Gareth Surname: Fort

Reference: RV/2012/ENQ/00064

Date (DD/MM/YYYY): 05/04/2012 (Must be pre-application submission)

Details of the pre-application advice received:

Proposals would be acceptable in planning terms

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:

Pre-cast concrete panels approx 1.8m high or open feed barrier/passageway with adjustable ventilation/climate control curtains above. Timber yorkshire boarding to gable elevations above pre-cast panels/concrete blockwork walls. As detailed on attached drawings.

9. (Materials continued)

320120360P

Roof - description:

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

Fibre cement profiled roofing sheets incorporating translucent roof lights. Fibre cement roof sheeting to be natural grey coloured to match existing farm buildings elsewhere.

Doors - description:

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

Agricultural metal sheeted gates.

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:

BS.11-083 Design Access Statement
BS.11-083 - Location / Farm Holding Plan
BS.11-083-01 Existing Site Plan
BS.11-083-02 Proposed Site Plan
BS.11-083-03 Rev A Proposed Plan & Elevations

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?

☐ 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:

Existing agricultural dairy unit

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

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

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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	1440.0	1440.0
	Total	0.0	0.0	1440.0	1440.0

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	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?

59.00

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: Mr

First name: Graham

Surname: Margerison

Person role: Agent

Declaration date: 16/04/2012

☒ 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: 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

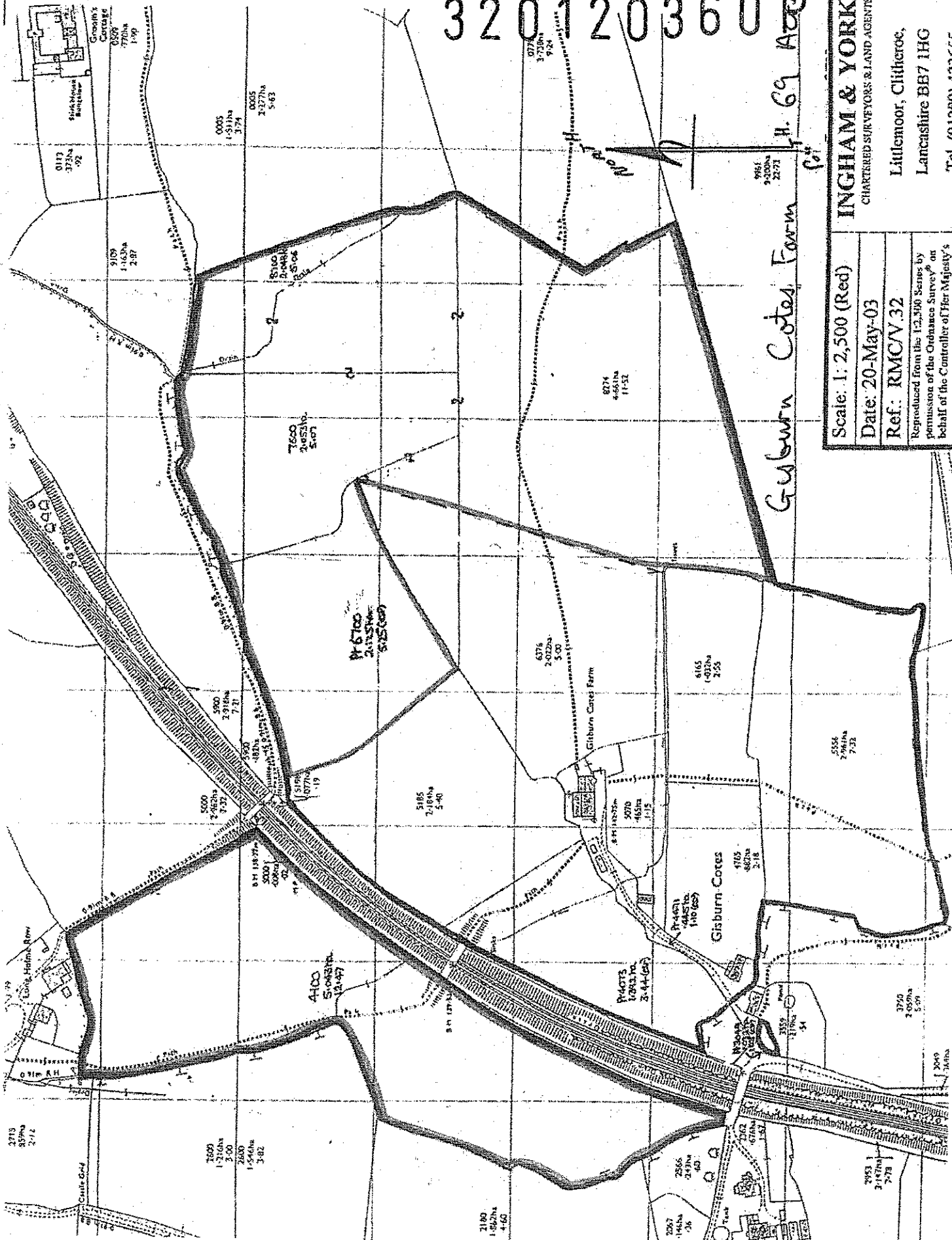
[illegible]

145 Acres

320120360

Gylburn Cotes Farm H. 69 A 034

INGHAM & YORKE CHARTERED SURVEYORS & LAND AGENTS Littlemoor, Clitheroe, Lancashire BB7 1HG Tel. (01200) 423655	
Scale: 1: 2,500 (Red)	Date: 20-May-03
Ref: RMC/V.32	Reproduced from the 1:2,500 Series by permission of the Ordnance Survey on behalf of the Controller of Her Majesty's



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



Ribble Valley Borough Council

Application No:

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 P & J Cowgill
 Application site Middle Breaks Farm, Settle Road, Gisburn, Clitheroe, BB7 4JQ
 Proposed Development Proposed New Livestock & Parlour Building
 Previous Applications 3/2005/0237 - Out of Parlour Feed Building, Dry Midden Store & Bulk Feed Bin
 3/2005/0237 - Earth Bank Slurry Store

1. Land – (Total Areas in Hectares)

Owned

Middle Breaks Farm - 58.7 Hectares (145 Acres)

Additional land holding at Gisburn Cotes Farm - 27.9 Hectares (69 acres)

Rented

Short-term

Land use: Pasture 80 Acres Meadow 104 Acres Crop 25 Acres Crop Wheat (For own use)

Land Quality (DA/SDA/NVZ) DA

2. Enterprise

Dairy: Pedigree/commercial Dairy Cows 170 Cows - Yielding 9300 Litres and calving all year round

In-calf heifers 38 Bulling heifers 25 Calving 14
 Young stock 69 Milk Quota 1,330,971 Litres

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

3. Labour & Accommodation

Name	Age	Basis (F/t, P/t, Cas)	Hours of work/length	Main duties	Address and years
Paul Cowgill	46	Full Time	78 Hrs/Week	Dairy Cows	Middle Breaks Farm - 36 Yrs
John Cowgill	42	Full Time	78 Hrs/Week	Dairy Cows	Middle Breaks Farm - 36 Yrs
Maurice Cowgill	71	Full Time	36 Hrs/Week	Young Stock	Gisburn Cotes Farm - 16 Yrs
Barbara Cowgill	66	Part Time	21 Hrs/Week	Milking	Gisburn Cotes Farm - 16 Yrs
Henrietta Cowgill	47	Part Time	6 Hrs/Week	Office	10 Butterberg, Betham - 10 Yrs

Misc

Existing Dwellings

Middle Breaks Farm, Gisburn, Clitheroe

Gisburn Cotes Farm, Gisburn, Clitheroe

Other Properties (incl. occupiers)

Previously owned properties

Available properties in locality

4. Proposed Development/Applicant'(s) Comments

Need

Siting

See Accompanying Design Access Statement

Design

Future Plans

5. Financial Details

N/A

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7. Farm Buildings

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

See attached drawing Number BS. 11-083/01 Existing Site Plan

The existing main range of farm buildings comprises parlour, dairy, associated storage/ancillary accommodation (i.e. general storage, office etc.) livestock buildings providing approx 100 cubicles, feeding buildings, calving shed, collecting yard etc. To the north of the main range of farm buildings/yard a further building provides additional livestock accommodation/cubicles and large straw pen.

320120360 **LeaHough**

CHARTERED SURVEYORS

Survey Valuation Design Planning Sales

**DESIGN AND ACCESS STATEMENT
TO SUPPORT PLANNING APPLICATION**

For

Proposed New Livestock & Parlour Building

at

**Middle Breaks Farm,
Settle Road,
Gisburn,
Clitheroe,
BB7 4JQ.**

On behalf of:

**P & J Cowgill,
Middle Breaks Farm,
Settle Road,
Gisburn,
Clitheroe,
BB7 4JQ.**

LeaHough

BLAKEWATER HOUSE, PHOENIX BUSINESS PARK, BLAKEWATER ROAD, BLACKBURN, BB1 5RW
T: 01254 260 196 E: blackburn@leahough.co.uk W: www.leahough.co.uk



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1.0 Introduction

This Design and Access Statement has been prepared to accompany a planning application submission for a proposed new livestock and parlour building at Middle Breaks Farm to facilitate the modernisation, re-structuring and consolidation of the existing dairy unit run by Mr Paul Cowgill.

2.0 The Site

Middle Breaks Farm is located off the main A682 Settle Road, Gisburn, comprising an existing dairy unit with surrounding land holding extending to 145 acres.

In addition the Cowgill family also farm Gisburn Cotes Farm (approx 3.5 miles away) located off the A59 Gisburn Road towards Sawley, comprising an additional land holding of 69 acres.

3.0 Proposal

The proposal for a new modern livestock cubicle building, adjoining parlour and associated facilities comes as an imminent need to modernise, re-structure and consolidate the existing combined dairy unit.

Existing livestock numbers comprises a dairy herd of 150 (approx 130 milking cows, with up 20/25 dry cows) with a further 150 young stock at any given time. The dairy herd are currently housed within the existing range of dairy buildings at Middle Breaks Farm which provides for approx 100 cubicles within the main building range, with additional numbers housed within a separate building to the north of the yard.

The young stock (approx 45/50) along with the dry cows are held at Gisburn Cotes Farm, which is managed by Mr Cowgill's elderly Father, with additional young stock numbers (approx 100) out wintered at nearby local farms.

The proposed new livestock building is intended to re-locate and consolidate the existing dairy herd within one building, comprising approx 130 cubicles with the provision of a new parlour incorporating the installation of a new automated robotic milking systems and associate/ancillary accommodation (i.e. dairy/wash room, chemical store, office etc.). The adjoining building is to provide additional holding pens, straw pen and accommodation for dry cows relocated from Gisburn Cotes Farm.

The existing range of dairy buildings at Middle Breaks Farm are then to be restructured to accommodate young stock that will be relocated from Gisburn Cotes Farm/Out Wintered Farms thereby consolidating all livestock on the two farms.

4.0 Design

The proposed new building comprises 73.15m (240ft) x 16.46m (54ft) livestock/parlour building, with adjoining building of 10.35m (34ft) x 22.86m (75ft) to give a total combined floor area of 1440 Sq.m.

The building is to have an eaves height of approx 3.96m (13ft) and projecting eaves/roof detail to provide weather protection to the open fronted sides below, whilst maintaining ventilation. A raised central ventilated ridge detail is to be provided along the length of both buildings, with a ridge height of approx 7.3m (24ft).

External walls are to comprise of pre-cast concrete panels to a height of approx 1.8m (6ft), or to the north elevation an open feed barrier/passage, above which adjustable ventilation/climate control curtains are to be provided. To the gable elevations pre-cast concrete panels, or concrete blockwork is to be provided with timber Yorkshire boarding above.

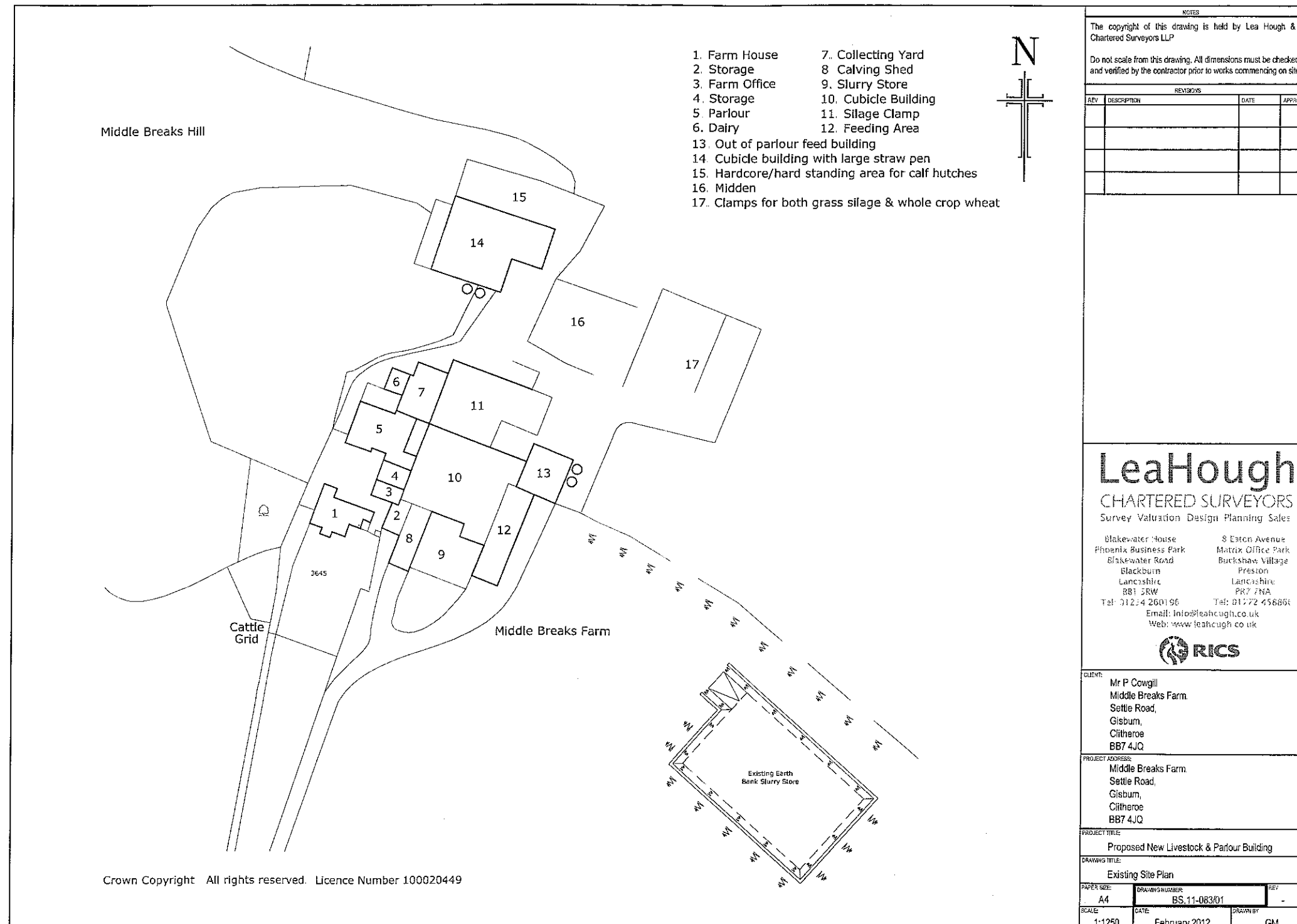
Roof coverings are to be fibre cement profiled roofing sheets, with natural grey colour to match existing roof sheeting elsewhere to farm, incorporating profiled translucent roof lights.

5.0 Conclusion

The application seeks planning permission for the construction of a new livestock/ parlour building to facilitate the modernisation, re-structuring and consolidation of the existing dairy unit to provide long term sustainability and efficiency of modern farming practice.

The proposed building has been designed and is to be constructed in materials to match those of the existing adjoining farm buildings, providing the additional required facilities to service a modern dairy unit and farming methods.

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NOTES
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Do not scale from this drawing. All dimensions must be checked and verified by the contractor prior to works commencing on site.

REV	DESCRIPTION	DATE	APPROVED

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Survey Valuation Design Planning Sales

Blakewater House
Phoenix Business Park
Blakewater Road
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Tel: 01254 260196
Email: info@leahough.co.uk
Web: www.leahough.co.uk

8 Eaton Avenue
Matrix Office Park
Buckshaw Village
Preston
Lancashire
PR7 7NA
Tel: 01772 458866
Email: info@leahough.co.uk
Web: www.leahough.co.uk



CLIENT:
Mr P Cowgill
Middle Breaks Farm
Settle Road,
Gisburn,
Clitheroe
BB7 4JQ

PROJECT ADDRESS:
Middle Breaks Farm
Settle Road,
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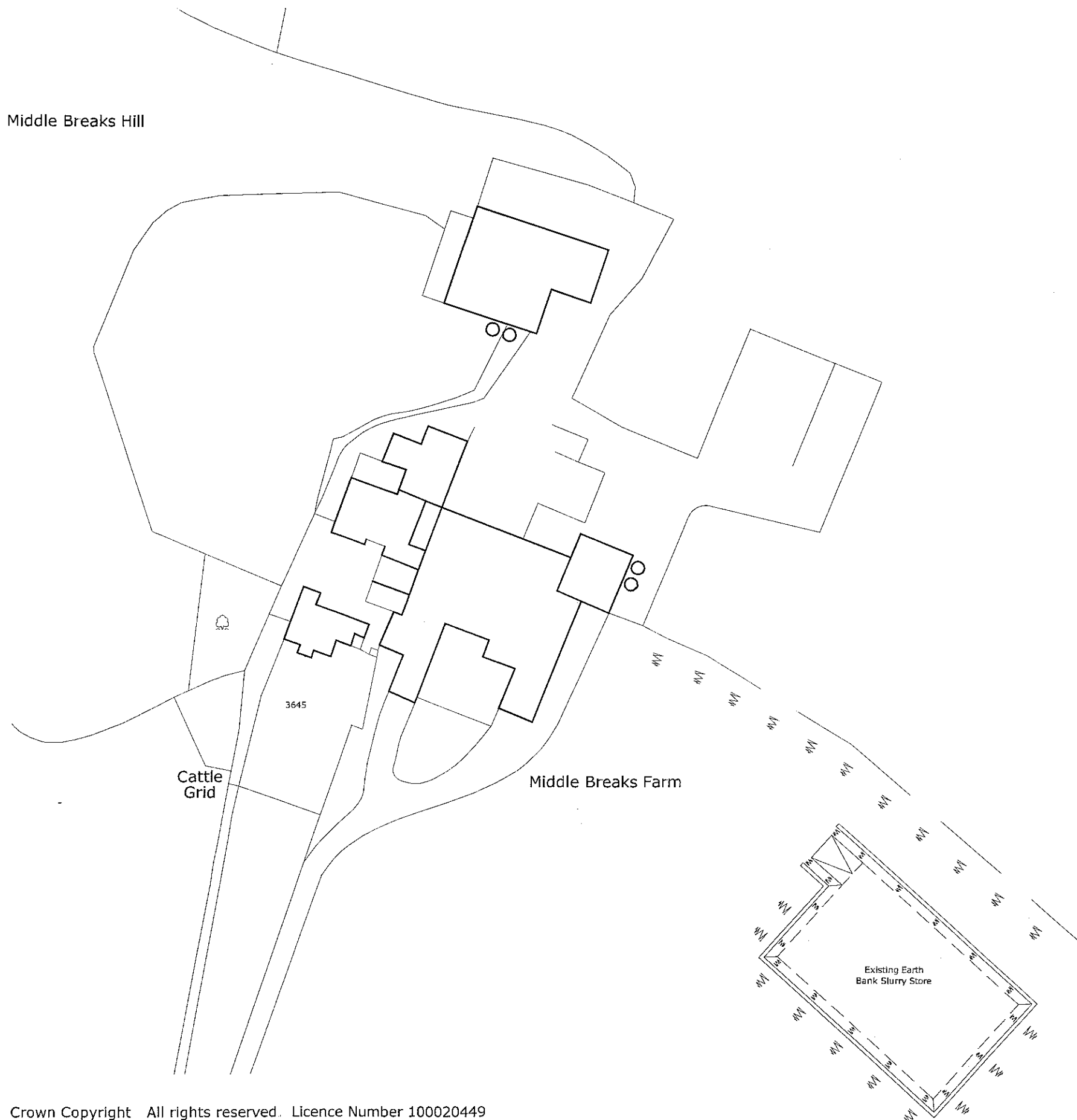
PROJECT TITLE:
Proposed New Livestock & Parlour Building

DRAWING TITLE:
Existing Site Plan

PAPER SIZE: A4
DRAWING NUMBER: BS.11-083/01
REV: -

SCALE: 1:1250
DATE: February 2012
DRAWN BY: GM

Middle Breaks Hill



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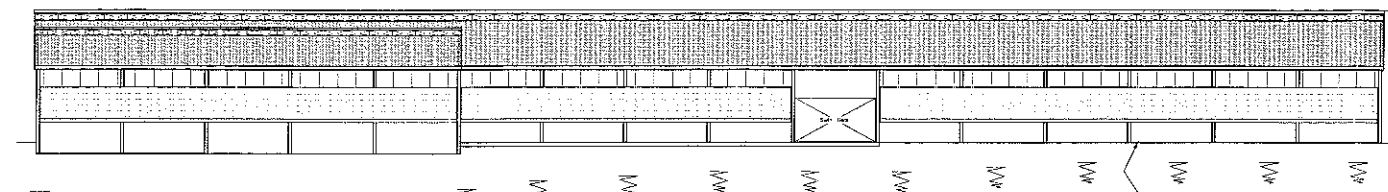
DRAWN BY

GM

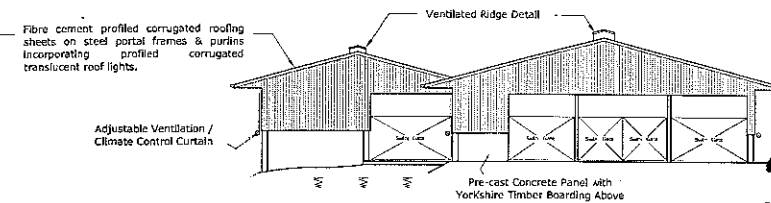
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REVISIONS			
REV	DESCRIPTION	DATE	APPROVED
A	Roof Lights Added & Gate Position / Detail Amended	23-02-12	GM



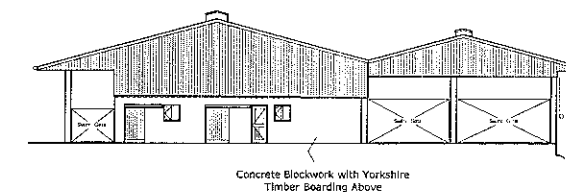
PROPOSED NORTH ELEVATION



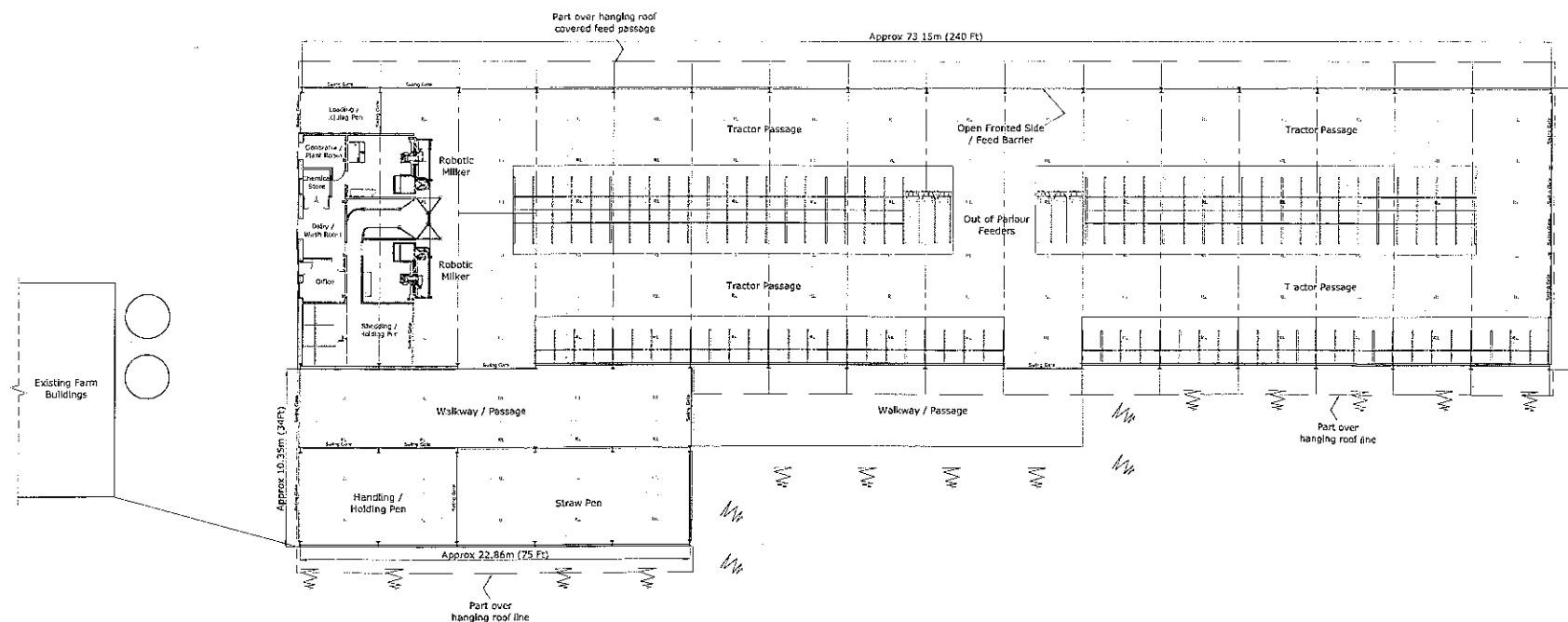
PROPOSED SOUTH ELEVATION



PROPOSED EAST ELEVATION



PROPOSED WEST ELEVATION



PROPOSED PLAN LIVESTOCK / PARLOUR BUILDING

LeaHough

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PROJECT ADDRESS:
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PROJECT TITLE:
Proposed New Livestock & Parlour Building

DRAWING TITLE:
Proposed Plan & Elevations

PAPER SIZE:	DRAWING NUMBER:	REV
A1	BS.11-083/03	A
SCALE:	DATE:	DRAWN BY:
1/200	February 2012	GM

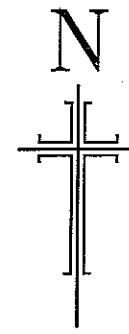
Middle Breaks Hill

Cattle
Grid

Middle Breaks Farm

Existing Earth
Bank Slurry Store

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Middle Breaks Farm
Settle Road
Gisburn,
Clitheroe,
BB7 4JQ

PROJECT ADDRESS:

Middle Breaks Farm
Settle Road,
Gisburn
Clitheroe
BB7 4JQ

PROJECT TITLE:

Proposed New Livestock & Parlour Building

DRAWING TITLE:

Proposed Site Plan

PAPER SIZE:

A4

DRAWING NUMBER:

BS.11-083/02

REV

-

SCALE:

1:1250

DATE:

February 2012

DRAWN BY

GM