



RIBBLE VALLEY  
BOROUGH COUNCIL

17 APR 2012

For office use only

Application No

Date received

Fee paid £

Receipt No:

320120395 P

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: | S | Surname:          | STOTT           |                  |  |
| Company name:   | Messrs J. STOTT & Son |             |   |                   |                 |                  |  |
| Street address: | LAUND FARM            |             |   | Country Code      | National Number | Extension Number |  |
|                 | LEAGRAM Est,          |             |   | Telephone number: |                 |                  |  |
|                 | BOWLAND with LEAGRAM  |             |   | Mobile number:    |                 |                  |  |
| Town/City:      | CHIPPING              |             |   | Fax number:       |                 |                  |  |
| County:         | LANCASHIRE            |             |   | Email address:    |                 |                  |  |
| Country:        | UK                    |             |   |                   |                 |                  |  |
| Postcode:       | PR3 2GS               |             |   |                   |                 |                  |  |

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

**2. Agent Name, Address and Contact Details**

|                 |                                  |             |          |                   |                 |                  |  |
|-----------------|----------------------------------|-------------|----------|-------------------|-----------------|------------------|--|
| Title:          | Mr                               | First Name: | JONATHAN | Surname:          | HADFIELD        |                  |  |
| Company name:   | J HADFIELD ENGINEERING/SURVEYING |             |          |                   |                 |                  |  |
| Street address: | SPRINGS HOUSE                    |             |          | Country Code      | National Number | Extension Number |  |
|                 | CHIPPING                         |             |          | Telephone number: |                 |                  |  |
|                 |                                  |             |          | Mobile number:    |                 |                  |  |
| Town/City:      | PRESTON                          |             |          | Fax number:       |                 |                  |  |
| County:         | Lancashire                       |             |          | Email address:    |                 |                  |  |
| Country:        | United Kingdom                   |             |          |                   |                 |                  |  |
| Postcode:       | PR3 2GQ                          |             |          |                   |                 |                  |  |

Jonathan.hadfield@virgin.net

**3. Description of the Proposal**

Please describe the proposed development including any change of use:

AGRICULTURAL LIVESTOCK 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:

Street address:

Town/City:

County:

Postcode:

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

Easting:

Northing:

#### 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

If you answered Yes to any of the above questions, please show details on your plans/drawings and state the reference of the plan(s)/drawings(s)

Adjacent to Bridal Wat No. 12

#### 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

If Yes, please provide details of the name, relationship and role:

Mrs RACHEL STOTT, WIFE OF CLIENT, HOUSING NEEDS OFFICER.

#### 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:

TANILISED TIMBER OVERLAP BOARDS

##### Roof - description:

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

STEADMAN'S SLATE EFFECT STEEL SHEETS IN BLUE SLATE FINISH.

**9. (Materials continued)**

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

N/A

Description of *proposed* materials and finishes:

TIMBER FRAME

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

N/A

Description of *proposed* materials and finishes:

TIMBER

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

N/A

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

N/A

Description of *proposed* materials and finishes:

CONCRET HARD STANDING UNDER CANOPY.

**Lighting - add description**Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

N/A

**Others - description:**

Type of other material:

GUTTERS

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

5" HALF ROUND BLACK PLASTIC GUTTER

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:

234/201

**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                   | N/A                       |                                            |                      |

**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:

FIELD

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

## 9. Employment

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If known, please complete the following information regarding employees:

|                    | Full-time | Part-time | Equivalent number of full-time |
|--------------------|-----------|-----------|--------------------------------|
| Existing employees | 5         | 1         | 5                              |
| Proposed employees | 5         | 1         | 5                              |

## 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 |                                     |
| A1    |                  |          |            |          |                          |          | <input checked="" type="checkbox"/> |
| A2    |                  |          |            |          |                          |          | <input checked="" type="checkbox"/> |
| A3    |                  |          |            |          |                          |          | <input checked="" type="checkbox"/> |
| A4    |                  |          |            |          |                          |          | <input checked="" type="checkbox"/> |
| A5    |                  |          |            |          |                          |          | <input checked="" type="checkbox"/> |
| B1A   |                  |          |            |          |                          |          | <input checked="" type="checkbox"/> |
| B1B   |                  |          |            |          |                          |          | <input checked="" type="checkbox"/> |
| B1C   |                  |          |            |          |                          |          | <input checked="" type="checkbox"/> |
| B2    |                  |          |            |          |                          |          | <input checked="" type="checkbox"/> |
| B8    |                  |          |            |          |                          |          | <input checked="" type="checkbox"/> |
| C1    |                  |          |            |          |                          |          | <input checked="" type="checkbox"/> |
| C2    |                  |          |            |          |                          |          | <input checked="" type="checkbox"/> |
| D1    |                  |          |            |          |                          |          | <input checked="" type="checkbox"/> |
| D2    |                  |          |            |          |                          |          | <input checked="" type="checkbox"/> |
| Other | 24/7             |          |            |          |                          |          | <input type="checkbox"/>            |

## 21. Site Area

What is the site area?

99.00

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:

AGRICULTURAL

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: Jon Surname: Hadfield

Person role: Agent

Declaration date: 22/03/2012

☒ 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:            | SOLE TENNANT | 22/03/2012         |            |                                                      |          |
| Number:          | Suffix:      |                    |            |                                                      |          |
| Street:          |              |                    |            |                                                      |          |
| Locality:        |              |                    |            |                                                      |          |
| Town:            |              |                    |            |                                                      |          |
| Postcode:        |              |                    |            |                                                      |          |
| Title:           | Mr           | First Name:        | Jon        | Surname:                                             | Hadfield |
| Person role:     | Agent        | Declaration date:  | 22/03/2012 | <input checked="" type="checkbox"/> Declaration Made |          |

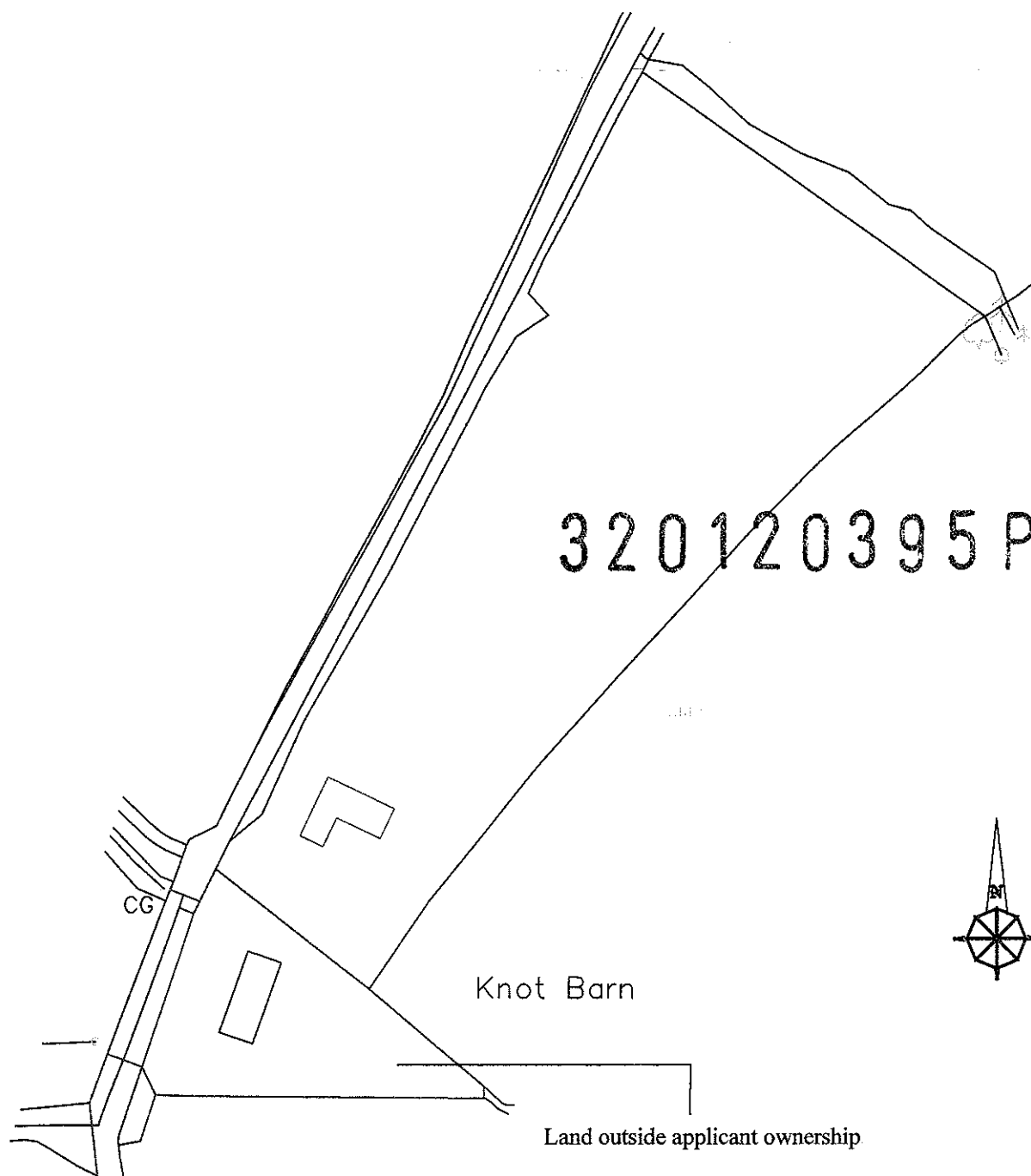
## 26. Declaration

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



Date

17/04/2012



**J.HADFIELD.  
ENGINEERING,SURVEYING.**

Springs House, Chipping, Lancashire PR3 2GQ  
Tel 07740 929096 Fax 08708 362185

Project Number,  
234/LP

Date,  
APR/12

Scale,  
1:1250

By  
JH

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Clients Details,

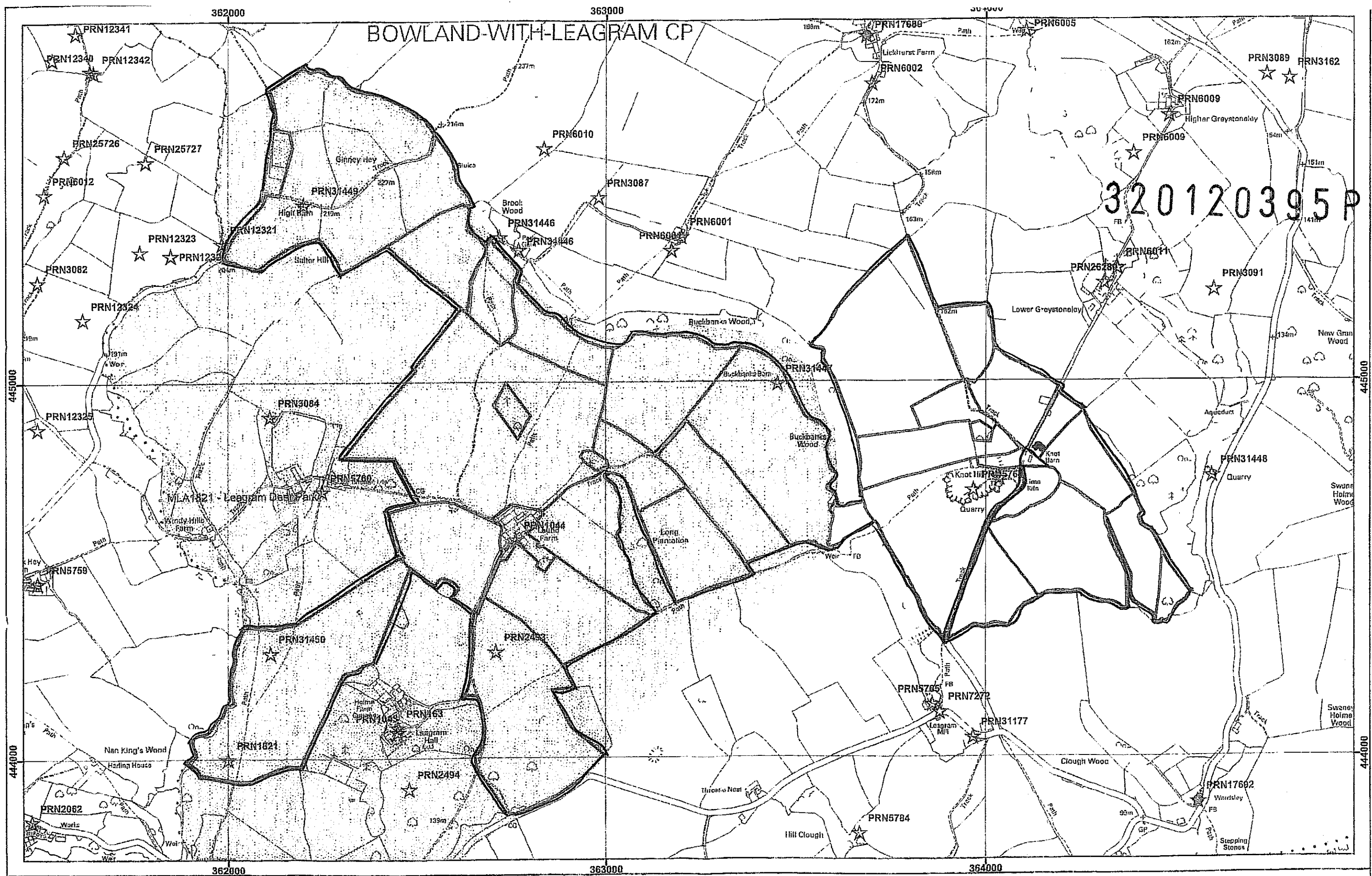
Messrs J. STOTT & SON

Project Details,

FARM LIVESTOCK BUILDING

Project Address,

LAND ADJACENT TO KNOT BARN  
LEAGRAM in BOWLAND  
CHIPPING



## Lancashire Historic Environment Record

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-  Laund Farm Chipping  
  HER Sites  
  ScheduledMons (point)  
  ScheduledMons (poly)  
  Roman Roads Certain  
  Registered Parks and Gardens  
  HER Sites  
  Listed Buildings (Checked)  
  Roman Roads Probable  
  Conservation Areas  
  HER Sites  
  Listed Buildings Nov 2009  
  Roman Roads Possible



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**DESIGN AND ACCESS STATEMENT**

**IN SUPPORT OF A PLANNING APPLICATION FOR**

**A livestock Housing Building**

**AT**

**(Land adjacent to Knott Barn).  
LAUND FARM, BOWLAND WITH LEAGRAM.**

**Amount**

This application is for a small livestock building to allow expansion of the farms commercial flock as well as having a facility to administer health care to livestock within the immediate fields surrounding at this end of the farm.

**Use**

To allow winter housing of livestock and feed storage while allowing the bio security between the milking and commercial flocks.

**Layout**

The proposed building will be sited away from Knott barn in the adjacent field. Its position is within a hollow in the field topography to give it good screening behind an existing tree's and hedgerow on all sides and will not cause any detrimental impact on the surrounding area.

**Scale**

The scale of the building is in keeping with the surrounding landscape.

**Landscaping**

The combination of surrounding trees and hedgerow along with the position of the building in a natural hollow gives it adequate screening.

## **Appearance**

The appearance of the building has been designed to reflect a modern agricultural building of this type whilst taking the surroundings 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 be from a new gateway of the track.

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



**Ribble Valley Borough Council**

Application No:

320120395P

**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 SIMON STOTT

Application site LAUND FARM CHIPPING (KNOTT BARN LAND)

Proposed Development LAUND FARM, LIVESTOCK BUILDING

Previous Applications

**1. Land – (Total Areas in Hectares)**

Owned 48.58

Rented 129.42

Short-term none

Land use: Pasture 100 Meadow 78 Crop = Crop =

Land Quality (DA/SDA/INVZ) DA and SDA

**2. Enterprise**

Dairy: Pedigree/commercial Dairy Cows (milk sheep pedigree freiland

500)

In-calf heifers

Bulling heifers

Calving

Young stock

Milk Quota

Beef Breeding: Suckler cows 50 lim cows

Calving (Spring) Heifers 15 Calves 25

Beef Rearing: Store Cattle (ages) 21 10 2 month

30 winter cattle for 6 months

Calves Age at purchase Age at sale 12 month Bulls 2 Stock Bulls

Sheep: Pedigree/commercial Breeding ewes 1200 Lambs 2000ish Store sheep 70 / 30 hegs

Lambing period 1 Jan - 1 May Lambing location Laund farm + Greystanley

Other

Tups 30

milk sheep replacement 250

P Blue face Leicester 75

### 3. Labour & Accommodation

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| Name          | Age | Basis<br>(F/t, P/t, Cas) | Hours of<br>work/length | Main duties     | Address and<br>years |
|---------------|-----|--------------------------|-------------------------|-----------------|----------------------|
| S STOTT       | 38  | F+                       | 100                     | manage + labour | 20 years             |
| J STOTT       | 65  | F+                       | 100                     | " "             | 50 years             |
| D walker      | 22  | FT                       | 68                      | labour          | 8 years              |
| G hodgekinson | 18  | FT                       | 68                      | labour          | 1 year               |
| J Neary       | 48  | PT                       | 25-35                   | sheep work      | 22 years             |

Misc

Existing Dwellings    haund farm / knott barn / Penturgon /

Other Properties (incl occupiers)

— 2 well Terrace chipping

Previously owned properties

—

Available properties in locality

—

### 4. Proposed Development/Applicant(s) Comments

Need    To    Allow    General & Medical Care of  
Animals in the Adjoining fields. Plus  
Allowing the Commercial flock to be kept

Siting    SEPERATE from the MILK FLOCK.

in ADJACENT field to Farm workers  
Dwelling & APPROVED BARN.

Design    TIMBER BOARDING & TILE EFFECT SHEET  
Roof    TO BE SYMPATHETIC WITH SURROUNDINGS.

Future Plans

### 5. Financial Details

N/A.

## 7. Farm Buildings

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

Milking Parlour/Sheep Mousing

DAEN

SLUDGE PIT

MANURE STORE

STORAGE BUILDING

EDUCATIONAL CLASS ROOM

WORK SHOP

STORAGE BUILDING

STOCK PENS (SHEEP)

FEED STORES

MACHINE STORE

BEEF HOUSING 1

BEEF HOUSING 2

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1231 m<sup>2</sup>

198 m<sup>2</sup>

138 & 176 m<sup>2</sup>

250 m<sup>2</sup>

46 m<sup>2</sup>

90 m<sup>2</sup>

72 m<sup>2</sup>

122 m<sup>2</sup>

246 m<sup>2</sup>

420 m<sup>2</sup>

43 m<sup>2</sup>

206 m<sup>2</sup>

336 m<sup>2</sup>