



RIBBLE VALLEY  
BOROUGH COUNCIL

Council Offices, Church Walk, Clitheroe, Lancashire. BB7 2RA Tel: 01200 425111 www.ribblevalley.gov.uk

For office use only

Application No: 320120396 P

Date received

Fee paid £

Receipt No:

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 & Mrs     | First name: |  | Surname:          | McLaughlin      |                  |
| Company name:                                                                                                     |              |             |  |                   |                 |                  |
| Street address:                                                                                                   | Manor Croft  |             |  | Country Code      | National Number | Extension Number |
|                                                                                                                   | Glen Avenue  |             |  | Telephone number: |                 |                  |
|                                                                                                                   | Knowle Green |             |  | Mobile number:    |                 |                  |
| Town/City:                                                                                                        |              |             |  | Fax number:       |                 |                  |
| County:                                                                                                           | Lancashire   |             |  | Email address:    |                 |                  |
| Country:                                                                                                          |              |             |  |                   |                 |                  |
| Postcode:                                                                                                         | PR3 2ZQ      |             |  |                   |                 |                  |
| 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:          |                                    | First Name: | Roger | Surname:               | Treacher        |                  |
| Company name:   | Hughes Treacher                    |             |       |                        |                 |                  |
| Street address: | The Old Police Station Golden Hill |             |       | Country Code           | National Number | Extension Number |
|                 |                                    |             |       | Telephone number:      | 01772 452321    |                  |
|                 |                                    |             |       | Mobile number:         |                 |                  |
| Town/City:      | Leyland                            |             |       | Fax number:            |                 |                  |
| County:         | Lancashire                         |             |       | Email address:         |                 |                  |
| Country:        | United Kingdom                     |             |       |                        |                 |                  |
| Postcode:       | PR25 3NN                           |             |       | hughestreacher@aol.com |                 |                  |

3. Description of the Proposal

Please describe the proposed development including any change of use:

Agricultural building for alpacas and storage of hay and agricultural implements and associated hardstanding

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:                                                                                  | MANOR CROFT          |         |                      |
| Street address:                                                                              | GLEN AVENUE          |         |                      |
|                                                                                              | KNOWLE GREEN         |         |                      |
| Town/City:                                                                                   | PRESTON              |         |                      |
| County:                                                                                      | <input type="text"/> |         |                      |
| Postcode:                                                                                    | PR3 2ZQ              |         |                      |
| Description of location or a grid reference<br>(must be completed if postcode is not known): |                      |         |                      |
| Easting:                                                                                     | 363686               |         |                      |
| Northing:                                                                                    | 437962               |         |                      |

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:

Not applicable

Description of *proposed* materials and finishes:

Yorkshire boarding over fair-faced blockwork

##### Roof - description:

Description of *existing* materials and finishes:

Not applicable

Description of *proposed* materials and finishes:

Green fibre cement roofing

##### Windows - description:

Description of *existing* materials and finishes:

Not applicable

Description of *proposed* materials and finishes:

Not applicable

## 9. (Materials continued)

320120396 P

### Doors - description:

Description of *existing* materials and finishes:

Not applicable

Description of *proposed* materials and finishes:

Stained timber

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:

1213/01 Location Plan  
1213/02 Site Plan  
1213/03 Site Layout  
1213/04 Proposed plans & Elevations  
Design & Access Statement

## 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

Not applicable

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:

Arable 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<br>Start Time End Time | Saturday<br>Start Time End Time | Sunday and Bank Holidays<br>Start Time End Time | Not<br>Known |
|-----|-----------------------------------------|---------------------------------|-------------------------------------------------|--------------|
|-----|-----------------------------------------|---------------------------------|-------------------------------------------------|--------------|

### 21. Site Area

What is the site area?

00.09 hectares

## 22. Industrial or Commercial Processes and Machinery

320120396P

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:

Not applicable

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: Roger Surname: Treacher

Person role: Agent

Declaration date: 18/04/2012

☒ 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: Mr First Name: Roger Surname: Treacher

Person role: Agent

Declaration date: 18/04/2012

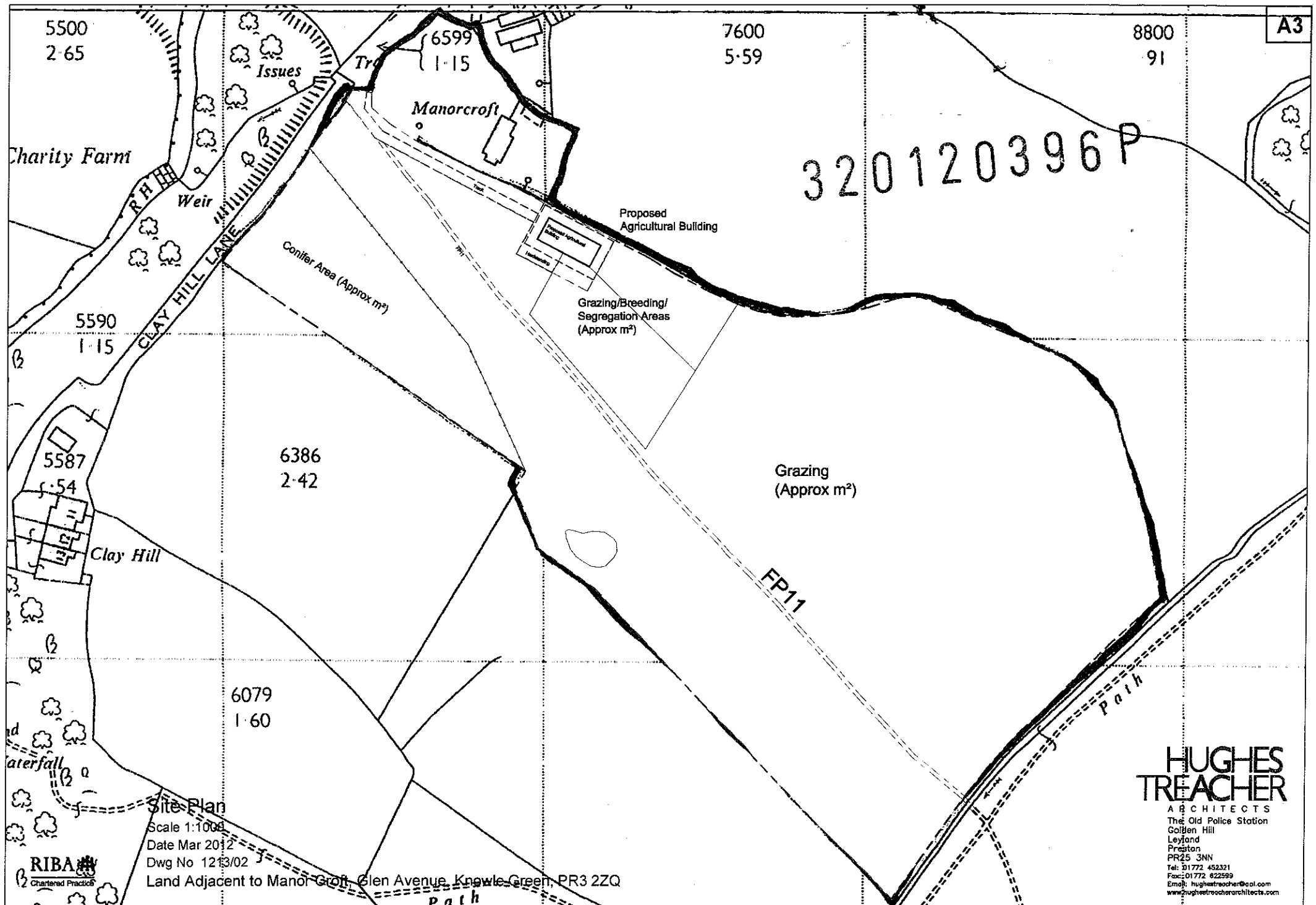
☒ Declaration Made

## 26. Declaration

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



Date: 18/04/2012



Site Plan

Scale 1:1000

Date Mar 2012

Dwg No 1213/02

Land Adjacent to Manorcroft, Glen Avenue, Knowle Green, PR3 2ZQ

RIBA  
Chartered Practitioner

**HUGHES  
TREACHER**

ARCHITECTS  
The Old Police Station  
Golden Hill  
Leyland  
Preston  
PR25 3NN  
Tel: 01772 452321  
Fax: 01772 622599  
Email: hughes@treacherarchitects.com  
www.hughes@treacherarchitects.com

# Manorcroft

320120396  
Track

FP11

Proposed Agricultural  
Building

Hardstanding

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Site Layout

Scale 1:200

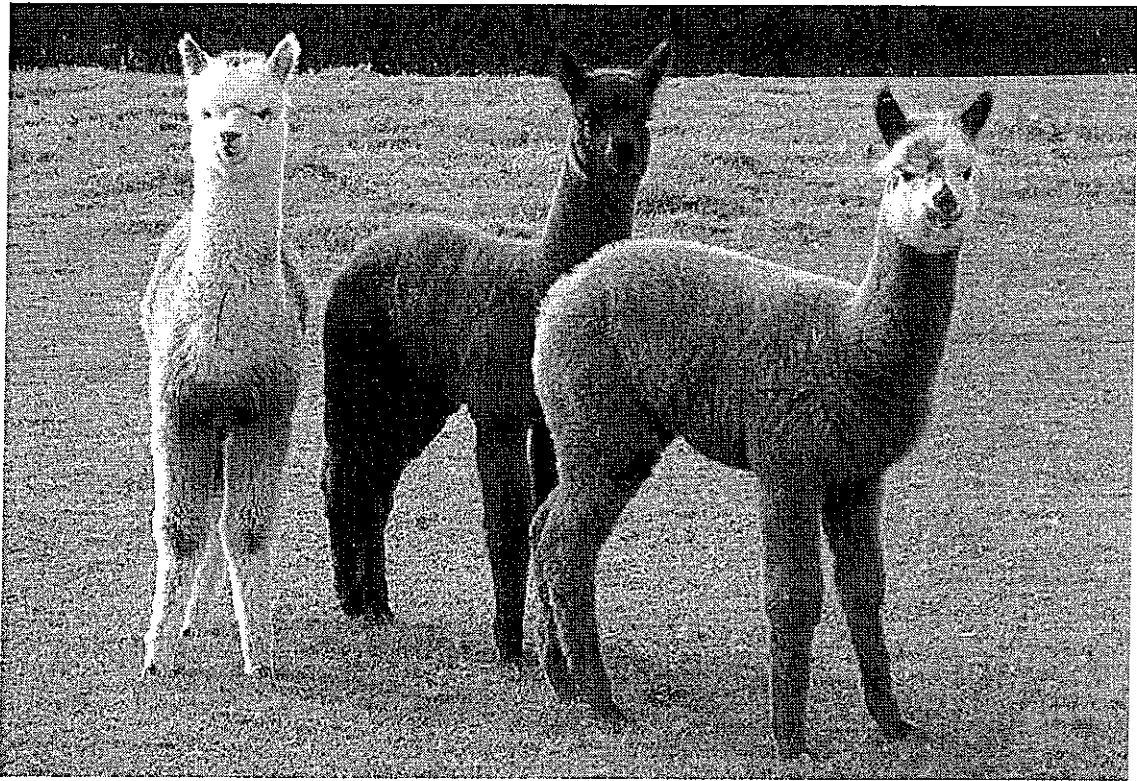
Date Mar 2012

Dwg No 1213/03

Land Adjacent to Manor Croft, Glen Avenue, Knowle Green, PR3 2ZQ

320120396P

## **Design and Access Statement**



**Manor Croft,  
Glen Avenue,  
Knowle Green,  
PR3 2ZQ**

**Proposed livestock and storage building  
Land Adjacent to Manor Croft, Glen Avenue, Knowle Green, PR3 2ZQ**

**Design and Access Statement**

**General**

The site is situated adjacent to Glen View off Clitheroe Road, Knowle Green and to the south of Manor Croft. The proposal is to construct an agricultural building to provide necessary storage for feed and bedding for alpaca and sheep rearing and associated access from Clay Hill Lane. My clients live at Manor Croft and the site is under their ownership

Site area 3.60 hectares (8.9 acres)

A small part has a conifer plantation with a further portion fenced off under grazing for the current Alpaca breeding stock.

**Previous Applications**

Planning Ref: 3/2009/0735 – Refused 20<sup>th</sup> November 2009 - Application for a wooden agricultural storage shed for storage of tractor and hay / straw.

**Planning Policy**

The land is designated as Open Countryside. Note has been taken of the Council's Supplementary Planning Guidance, Planning Policy Notes and Design Guidance for Agricultural Buildings and Roads.

Policy G5 states that outside main settlement boundaries and village boundaries consent will only be granted for small scale developments which are needed for the purpose of agriculture or forestry.

**Siting Agricultural Buildings**

In deciding where a proposed building should be sited it is recognised that practical and operational requirements should be considered.

- Avoid removal of trees and hedges
- New buildings should be sited where possible adjacent to existing buildings
- Take account of the landscape and site in order to be below the skyline.

**Farm Roads**

- Siting**
- Avoid causing harm to existing fields, hedge rows and trees
  - Where possibly follow the established field boundaries
  - Take account of public footpaths

- Materials**
- recommend stone surfacing
  - use crushed aggregate in two strips with a central grass verge

## Design Development

### Use

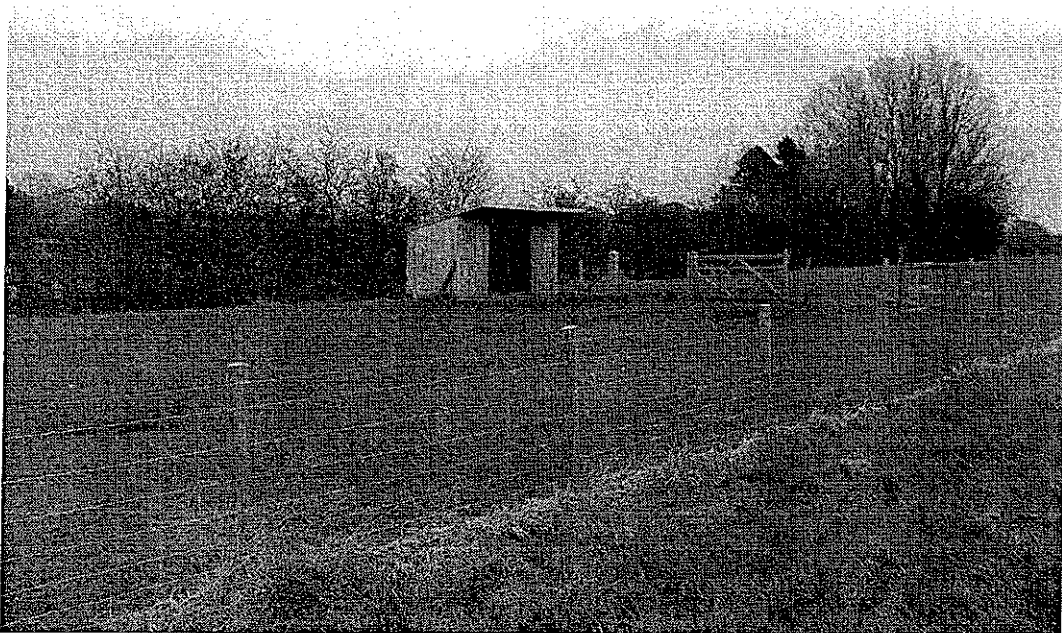
The site is presently in use for alpaca farming with a temporary field shelter. Post and sheep-net fencing is currently used to designate the alpaca grazing area.

The proposed use of the building is for the following :-

1. Alpaca farming – currently 6 no. breeding female alpacas (anticipated to rise to 20 over 3 years)
2. Breeding miniature ewes.
3. Associated covered store for hay and feed.
4. Storage of agricultural machinery.

Limited hard standing is also proposed.

The remainder of the site will be used for grazing, producing hay and existing conifer plantation.



View of existing temporary hut used for alpaca farming – location of proposed stables

### Layout

It is proposed to site the agricultural buildings close as possible to the owner's residential property, reducing the length of access track required and impact on potential neighbouring impact on the area.

To reduce the impact of the proposed building due to the sloping nature of the land the floor level will create a cutting to the eastern gable.



View to rear of nearest properties not in the client's ownership

### **Amount**

### **Proposed building**

Overall dimension  $18.6\text{m} \times 7.6\text{m} = 137\text{m}^2$   
 Height to eaves  $2.7\text{m}$ , height to ridge  $3.9\text{m}$

The internal space will be divided as follows :-

### **Hay store**

It is my clients intention to allow approx (5 - 6 acres) to be grown on and to harvest hay during the summer and this will yield approx 2 tons of small bale hay per acre. Therefore  $6 \text{ acres} \times 2 \text{ tons} = 12 \text{ tons}$  which converts to approximately 500 small bales.

Average size of bale  $900\text{mm}$  long  $\times$   $600\text{mm}$   $\times$   $600\text{mm}$  and they produce a load of  $500 \times 0.9\text{m} \times 0.6\text{m} \times 0.6\text{m} = \text{approx } 160\text{m}^3$   
 Therefore the storage requirement for the hay is  $160\text{m}^3$

Proposed hay store volume  $7.1\text{m}$  long  $\times$   $7.5\text{m}$  wide  $\times$  average height  $3\text{m} = 159.75 \text{ m}^3$   
 Thus allowing for access and storage of feed, bins etc and machinery the size of the store is appropriate. See floor plan for proposed use arrangement.

### **Alpacas**

An area will be fenced off to provide an enclosure which is flexible to deal with the anticipated increase in numbers.

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### **Miniature sheep**

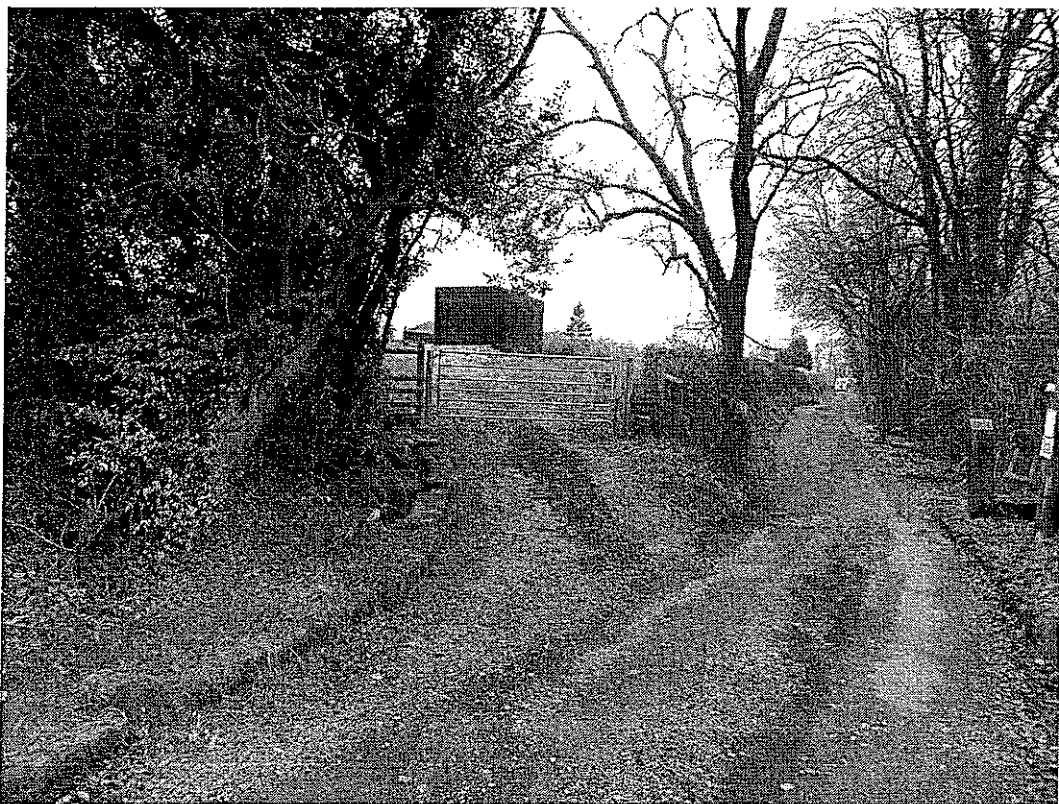
An area will be fenced off to provide an enclosure which is flexible to deal with the anticipated increase in numbers.

### **Impliments / feed store**

A central zone will be utilised for the storage of feed and space for a tractor and associated machinery.

### **Access**

Access to the site will be formed through the existing field gate access



View to north corner of site – location of existing entrance

The new access to be constructed in dark gravel with central grass verge and follow the north field boundary to reduce impact on landscape and allow agricultural vehicles to enter / exit. This is in keeping with the existing access.

A limited hard-standing turning area will be provide adjacent to the agricultural building to allow vehicles to be parked for transfer of haylage bails, bin storage, etc. Public footpath FP11 runs through the field. It is currently not defined. The existing right of way will be maintained through the site without any alteration and minimal definition where possible. All hedge and tree line boundaries will be retained to provide screening to the development.

## **Scale**

The scale of the development reflects the Councils guidance on agricultural building sizes and associated functions. The Local Authority guidance note suggests that building storage should be based on the size of the bales of hay, bedding material and feed that can be generated from the field.

## **Landscaping**

Post and sheep-net fencing will be provided as indicated on the proposed layout drawing.

## **Appearance**

Planning policy indicates that the form and design of any proposed building should take account of the following :-

- low pitch to reduce bulk of the roof
- break up flat expanses of wall by using material of different textures
- using different colours for wall and roof
- door and windows in proportion to the whole building

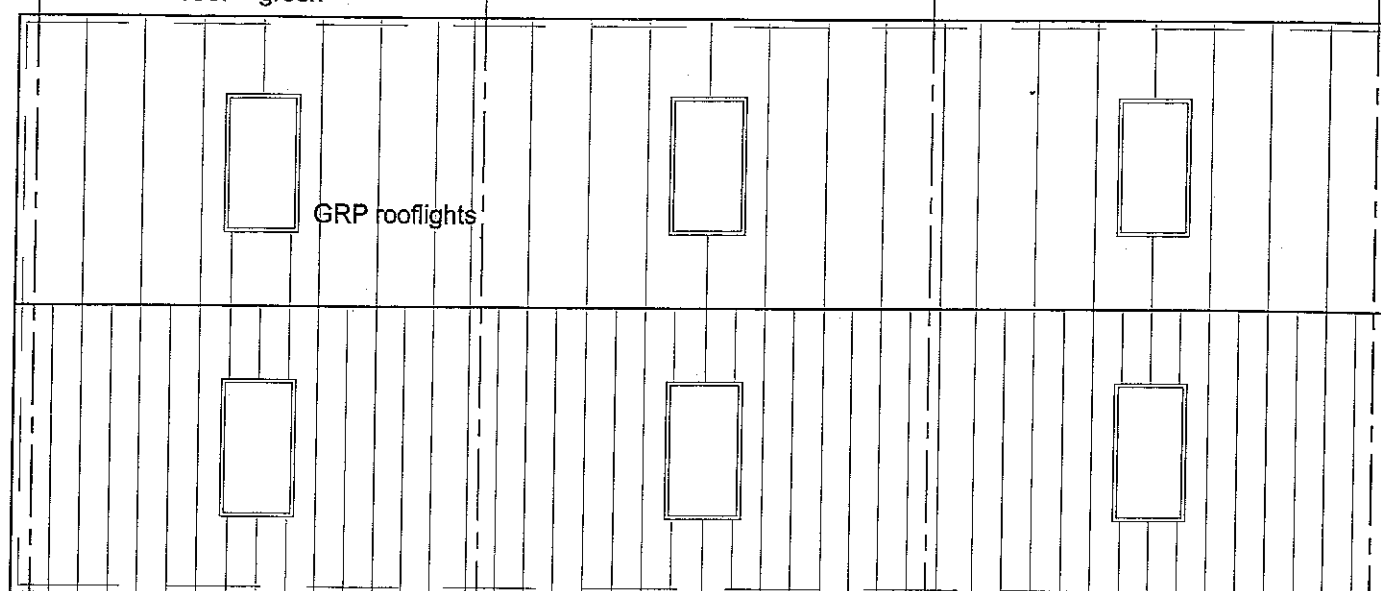
The proposed building is to be constructed in Yorkshire boarding over fair faced block work to a height of 2m, and the roof is to be green fibre cement roofing to a angle of 15 degrees.

**Hughes Treacher**  
Chartered Architects  
The Old Police Station  
Golden Hill  
Leyland PR25 3NN

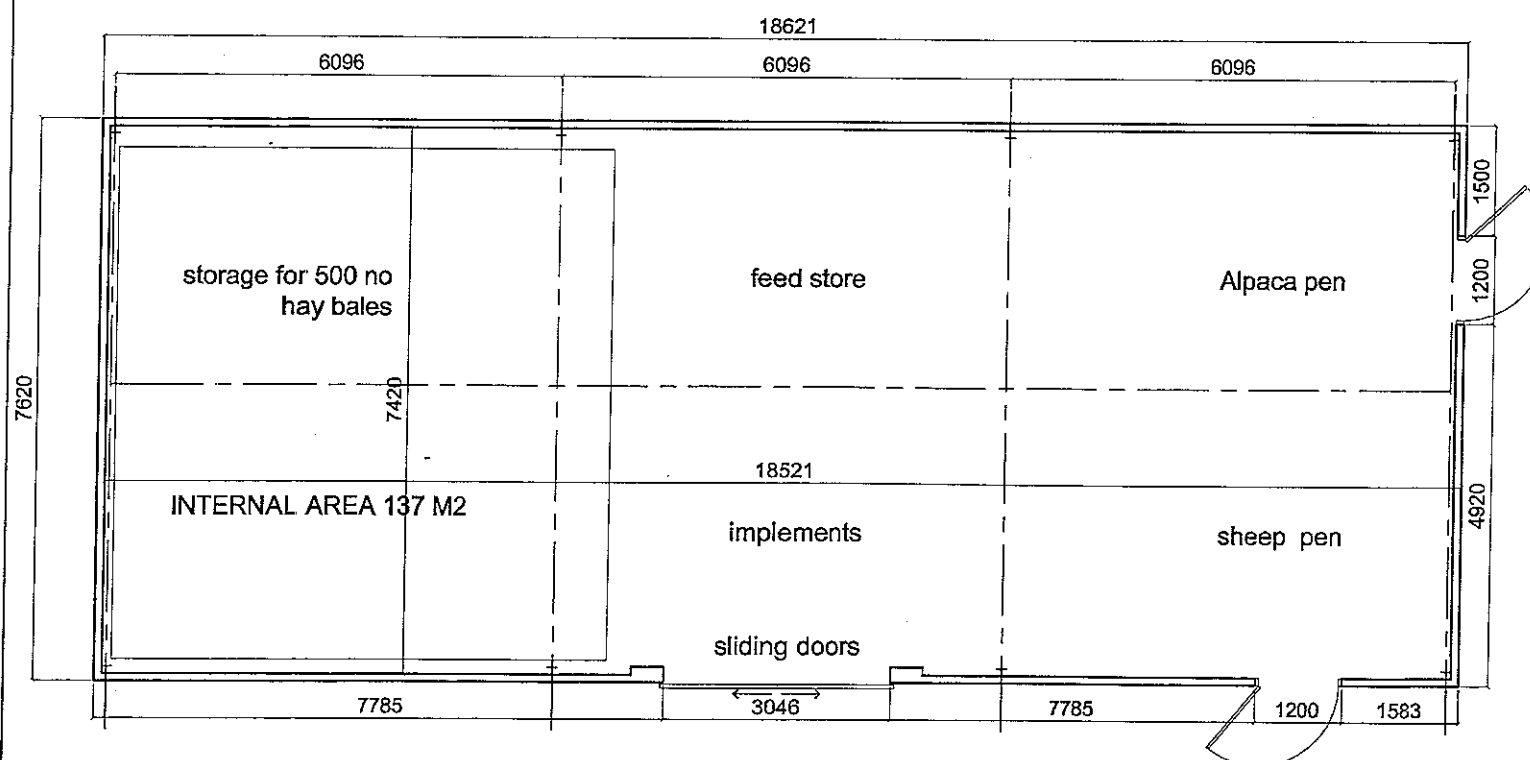
March 2012

fibre cement  
roof - green

GRP rooflights



Roof plan



Floor plan

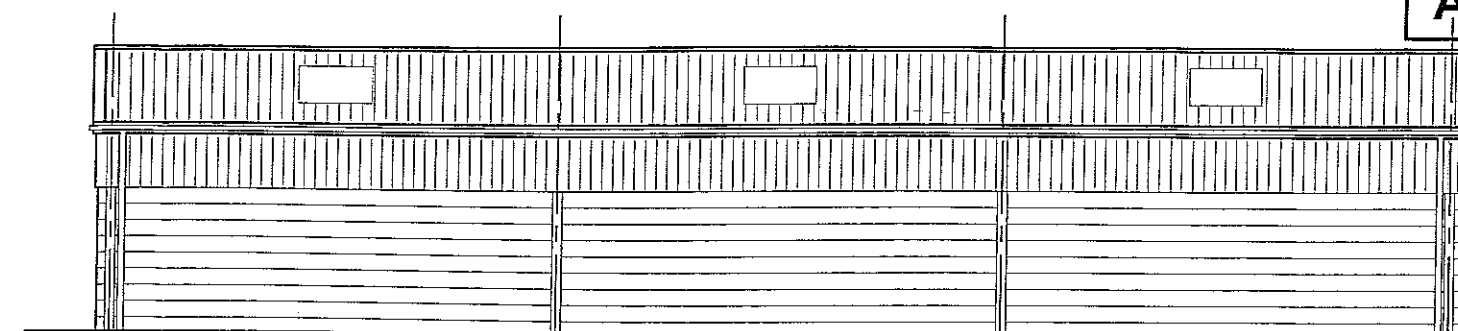
### Proposed Plans & Elevations

Scale 1:100

Date Mar 2012

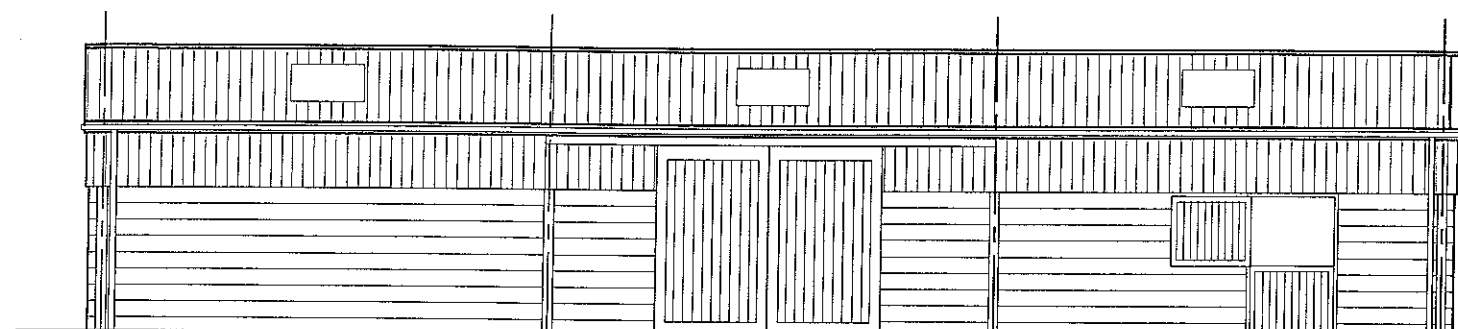
Dwg No. 1213/04

Land Adjacent to Manor Croft, Glen Avenue, Knowle Green, PR3 2ZQ

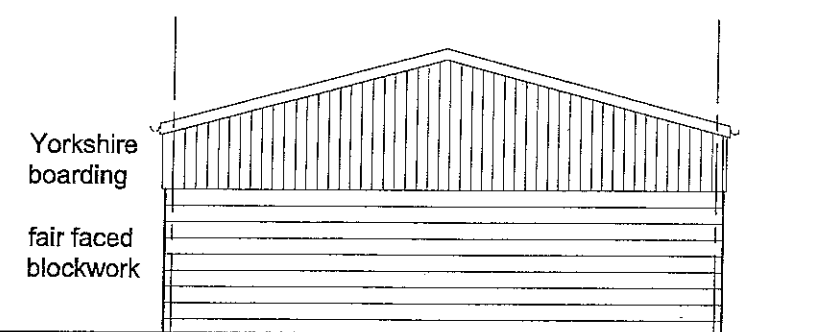


Rear elevation

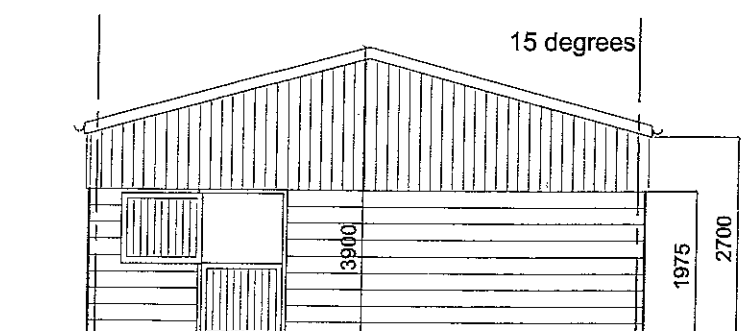
320120396 P



Front elevation



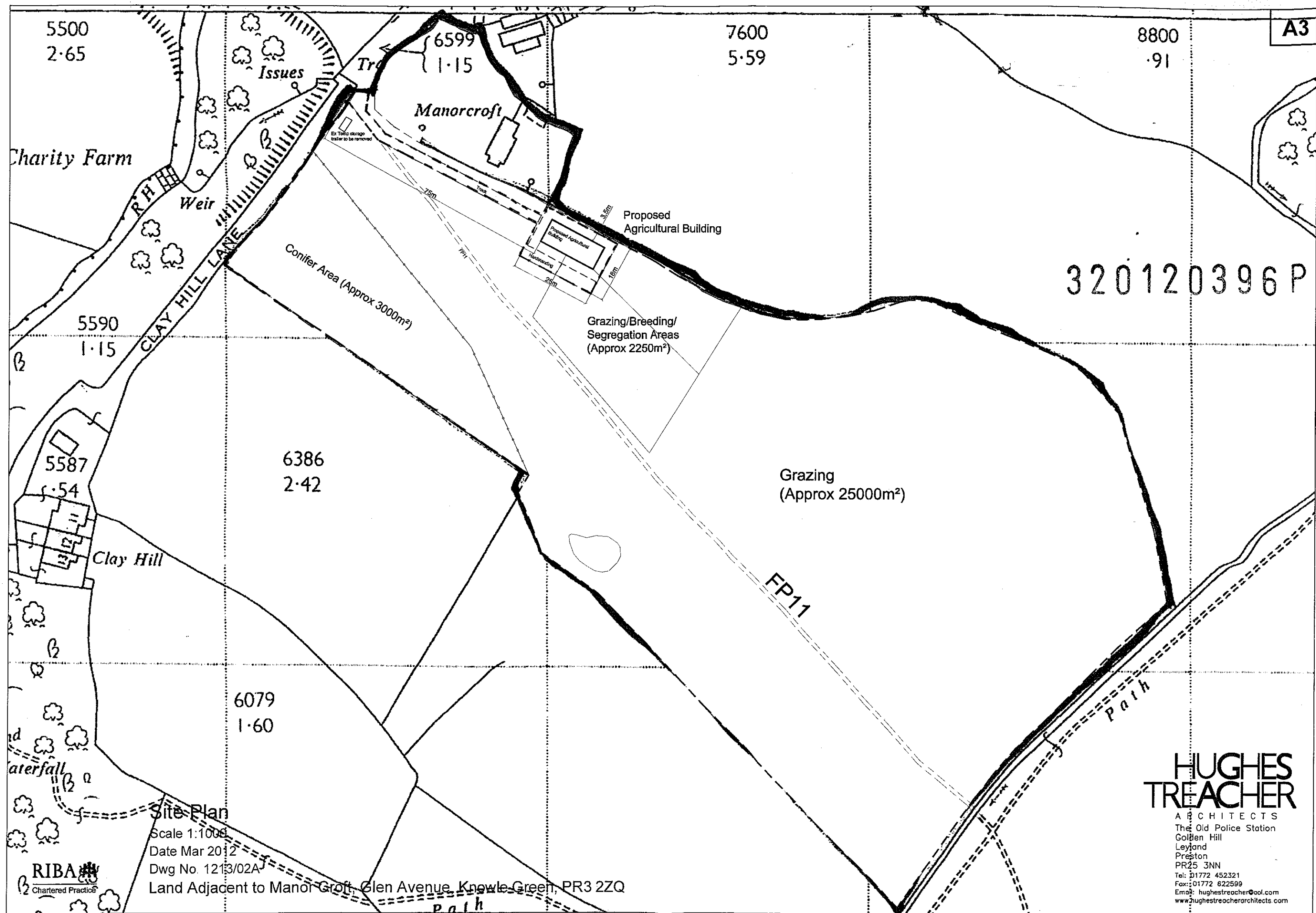
Side elevation

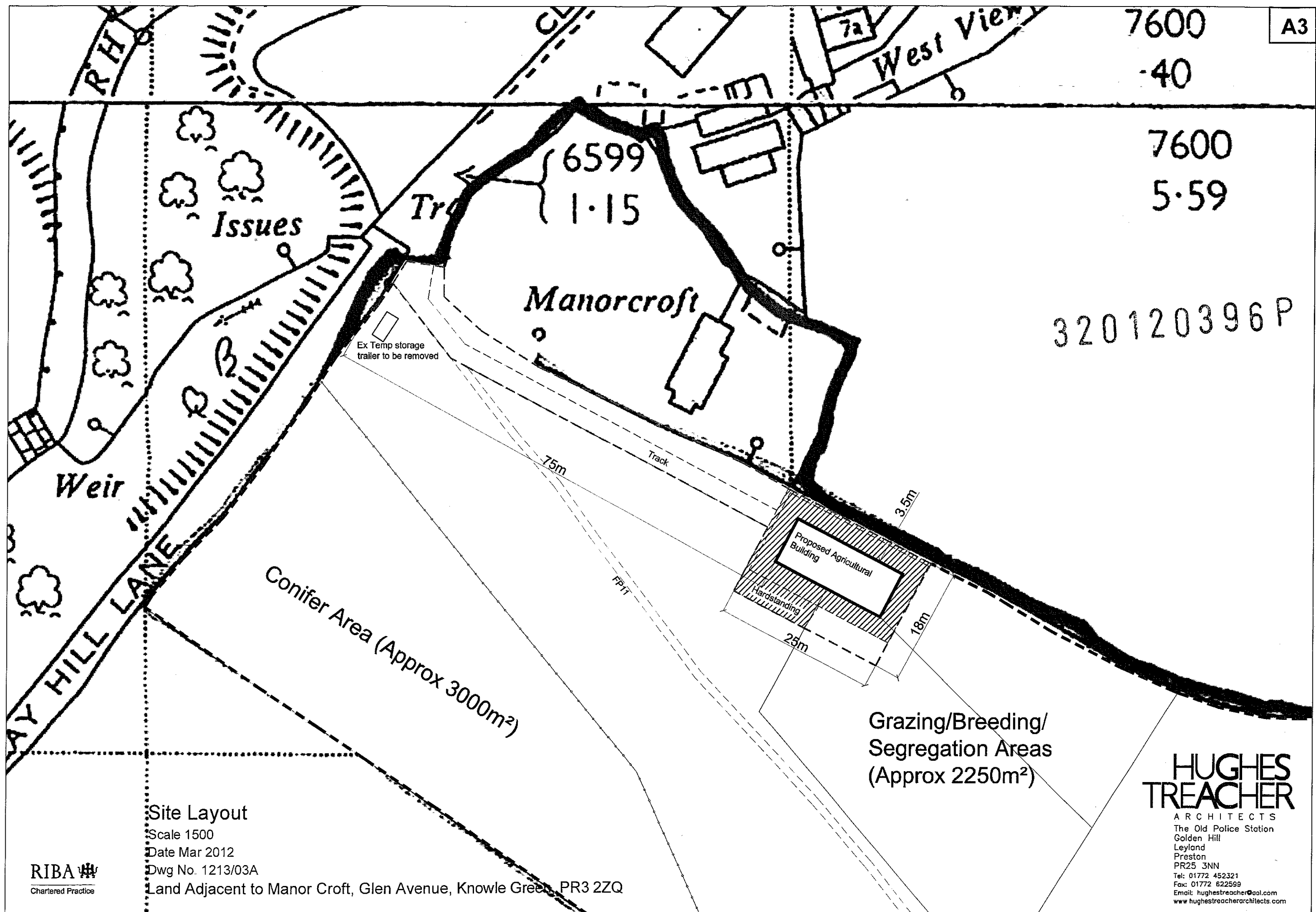


Side elevation

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[www.hughestreachersarchitects.com](http://www.hughestreachersarchitects.com)





Site Layout

Scale 1500

Date Mar 2012

Dwg No. 1213/03A

Land Adjacent to Manor Croft, Glen Avenue, Knowle Green, PR3 2ZQ

RIBA  
Chartered Practice

**HUGHES  
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Tel: 01772 452321  
Fax: 01772 622599  
Email: hughes@hughesarchitects.com  
www.hughesarchitects.com

Ex Temp storage  
trailer to be removed

H1 Hawthorn Hedge

T1 - Holly  
Tree

T2, T3, T4  
Holly Trees

Shed

T5  
Ash Tree (DBH 200mm)

Existing  
Alpaca shed

Proposed Agricultural  
Building

Harstanding

H1 Hawthorn Hedge

T6  
Ash Tree

T7  
Willow Tree

Photo of T5 - Ash Tree

320120396P

Conifer Area (Approx 3000m<sup>2</sup>)

Grazing/Breeding/  
Segregation Areas  
(Approx 2250m<sup>2</sup>)

# Site Landscape Layout

Scale 1:500

Date Mar 2012

Dwg No. 1213/05

Land Adjacent to Manor Croft, Glen Avenue, Knowle Green, PR3 2ZQ