



RIBBLE VALLEY
BOROUGH COUNCIL

03 MAY 2012

For office use only

Application No.

Date received

Fee paid £

Receipt No:

320120430P

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:	David	Surname:	Newbould
Company name:					
Street address:	Slack Farm		Country Code	National Number	Extension Number
			Telephone number:		
	Newsholme		Mobile number:		
Town/City	Gisburn		Fax number:		
County:	Lancashire		Email address:		
Country:	UK				
Postcode:	BB74JF				
Are you an agent acting on behalf of the applicant? ☒ Yes ☐ No					

2. Agent Name, Address and Contact Details

Title:		First Name:	Melanie	Surname:	Lawrenson
Company name:	ML Planning Ltd				
Street address:	2 Nightingale Way		Country Code	National Number	Extension Number
	Catterall		Telephone number:	01995 600733	
	Garstang		Mobile number:		
Town/City	Preston		Fax number:		
County:	Lancashire		Email address:		
Country:	United Kingdom				
Postcode:	PR3 1TQ		mel@mlplanning.co.uk		

3. Description of the Proposal

Please describe the proposed development including any change of use:

Extension to existing dairy cattle unit

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:	Slack Farm		
Street address:			
	Newsholme		
Town/City:	Gisburn		
County:	Lancashire		
Postcode:	BB74JF		

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

Easting:	385067
Northing:	452216

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:

Timber yorkshire boarding to gables, curtain system to sides, concrete panels to all lower walls

Description of *proposed* materials and finishes:

Timber yorkshire boarding to gables, curtain system to sides, concrete panels to all lower walls

Roof - description:

Description of *existing* materials and finishes:

Description of *proposed* materials and finishes:

As existing

Windows - description:

Description of *existing* materials and finishes:

n/a

Description of *proposed* materials and finishes:

n/a

9. (Materials continued)

320120430P
Yes No

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement?

If Yes, please state references for the plan(s)/drawing(s)/design and access statement:

Site Plan LF/DB/2730D
Existing Plans LF/DB/2730
Proposed Plans LF/DB/2730B
Cross Sections LF/DB/2730C
Location Plan
Design and 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

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:

Dairy cattle building

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	880.0	880.0
Total		0.0	0.0	880.0	880.0

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

320120430P

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	
Other							☒

21. Site Area

What is the site area?

880

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:

Extension to existing dairy cattle unit

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: Melanie Surname: Lawrenson

Person role: Agent

Declaration date: 03/05/2012

☒ 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: Mrs First Name: Melanie Surname: Lawrenson

Person role: Agent

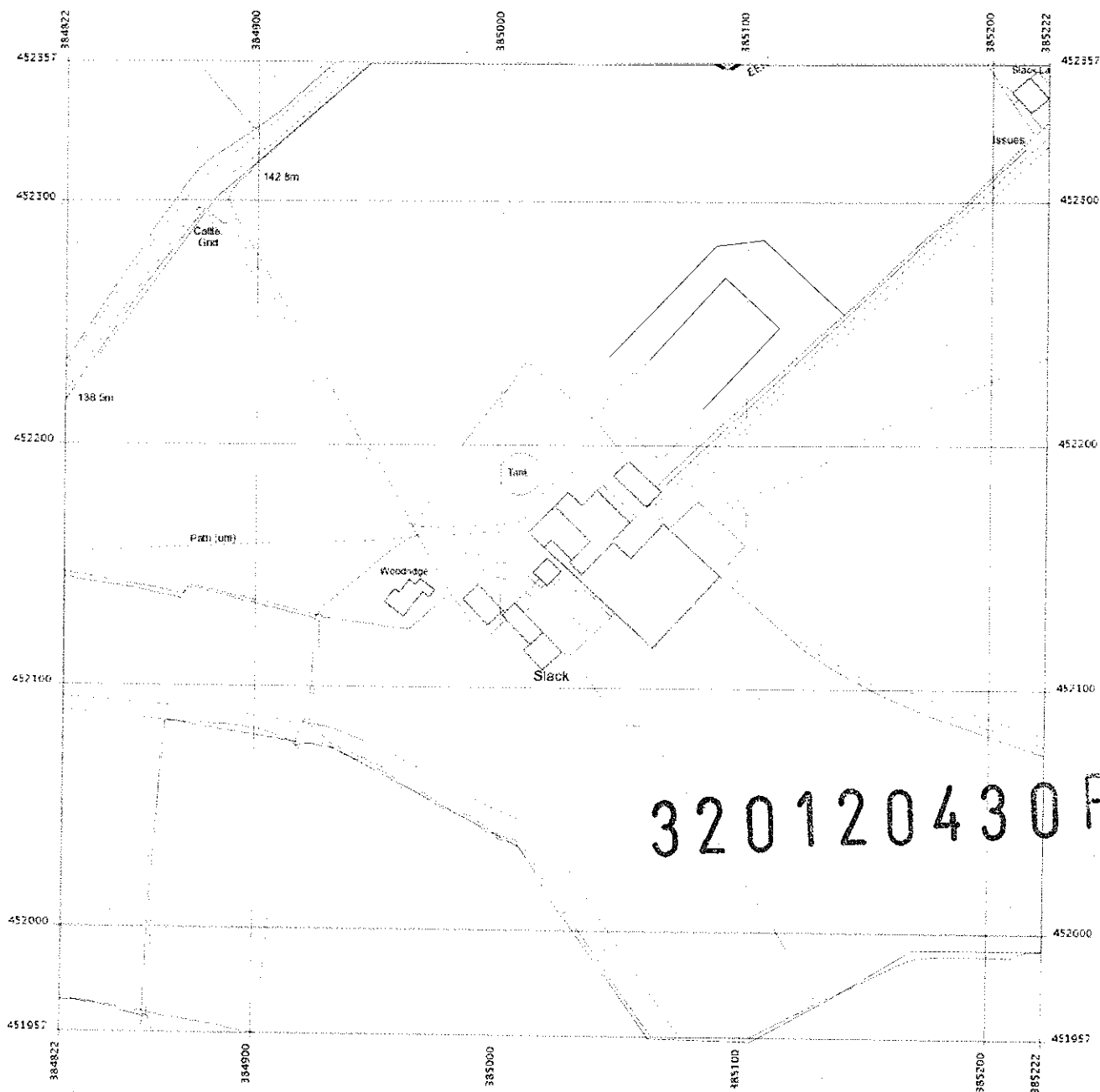
Declaration date: 03/05/2012

☒ 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: 03/05/2012



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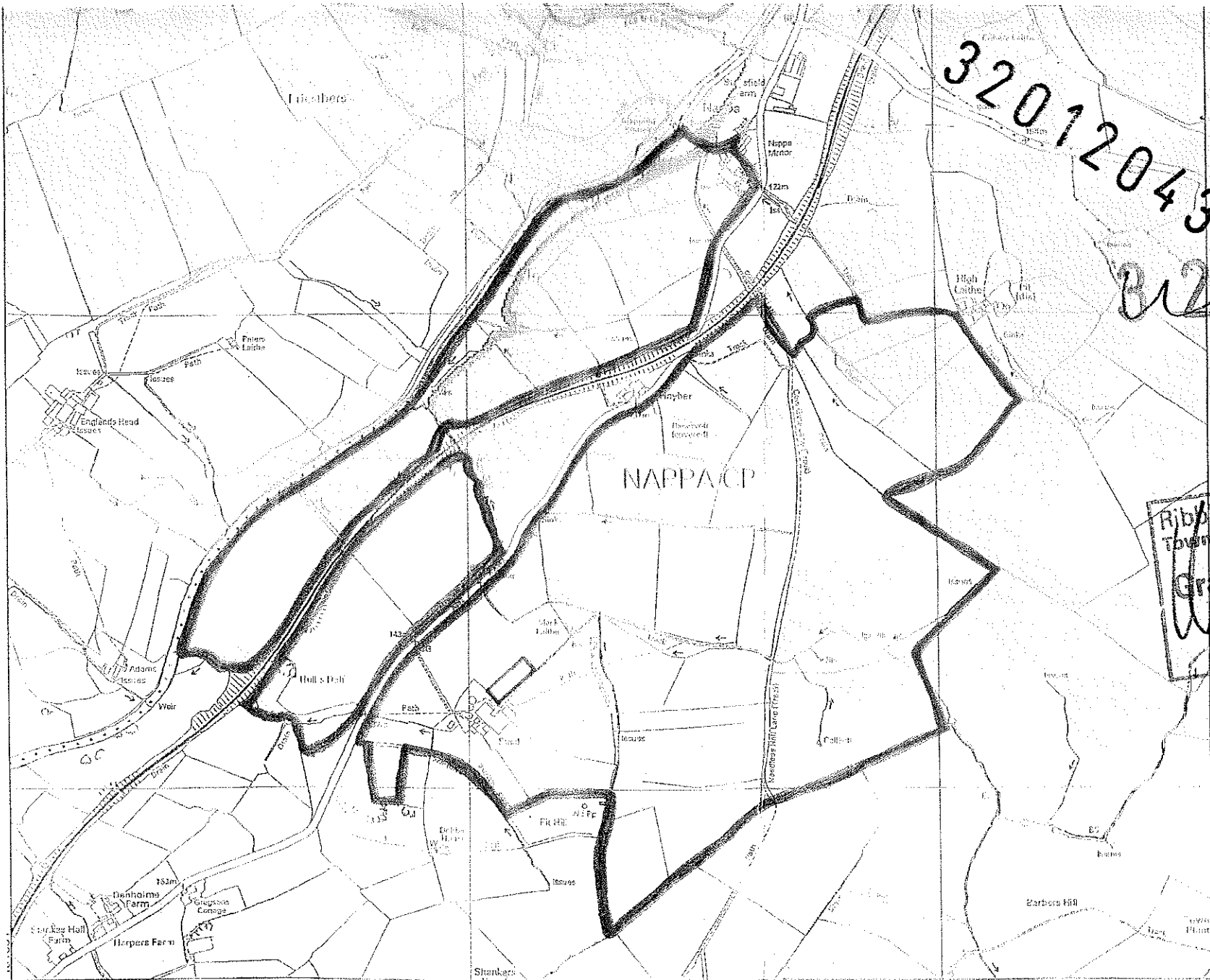
The representation of a road, track or path is no evidence of a right of way. The representation of features as lines is no evidence of a property boundary

Metres
0 20 40 60 80 100
1:2500



SLACK FARM
SETTLE ROAD
CLITHEROE
BB7 4JF

Supplied by: Stanfords
Reference: 01413745
Centre coordinates: 385022 452157



320120430P
B200

Ribble Valley
Town and County
Granted by
[Signature]

320120430P

ML PLANNING – Design & Access Statement

ML Planning Ltd.

APPLICATION TO
EXTEND EXISTING CATTLE DIARY UNIT

at:

Slack Farm
Newsholme
Gisburn
Lancashire
BB7 4JF

For Client Mr D Newbould

DESIGN & ACCESS STATEMENT & SUPPORTING INFORMATION

MAY 2012

ML PLANNING – Design & Access Statement

CONTENTS

DESCRIPTION

1. Outline Description of the Application
2. Background and Reason for Application
3. Site Appraisal
4. Site Area
5. Ownership
6. Location Plan
7. Planning Considerations
8. Design Principles
9. Access
10. Conclusion
11. Appendix – Arntjen Dual Curtain System

Applicant	Mr David Newbould
Address	Slack Farm
	Newsholme
	Gisburn
	Lancashire
Postcode	BB7 4JF
Tel No	
Mobile	
Email	
Site Address	As above

Outline Description of the Application

The proposed development is for:

- An extension to an existing dairy cattle unit

on land belonging to the client on Slack Farm.

The extension will be to the south west gable elevation of the existing building

Background & Reason for Application

Slack Farm is located close to the village of Gisburn with the borough of Ribble Valley. It comprises of the main farmhouse, slurry store and a number of modern agricultural buildings.

The reason for this application is to accommodate for increasing cattle numbers and to meet set welfare standards.

Existing vehicular access is gained from the A682 along a private access track.

Site Appraisal

The existing building is 45.6m long and 30.1m wide. The proposed extension would increase the buildings length by 27.4m, including a wider handling area extending to 33.1m as shown in the plans. The ridge height on the final four bays of the extension would increase by 1.2m. The extension would not extend the built environment of the farmyard as it would be constructed in a space between the cattle unit and the other existing buildings.

ML PLANNING – Design & Access Statement

Site Area

The size of the extension results in a total additional floor space of 880m².

Site Ownership

The site is owned by the applicant. A separate plan is attached showing the exact boundaries of land ownership.

Location Plan

Below shows the location of the site:



Planning Considerations

In accordance with national government policy, it is important to ***promote sustainable, diverse and adaptable agriculture sectors where farming achieves high environmental standards, minimising impact on natural resources, and manages valued landscapes and biodiversity; contributes both directly and indirectly to rural economy***".

To raise the quality of life and environment in rural areas, local authorities must ensure the quality of local neighbourhoods by encouraging developments which add to the long term sustainability of rural communities.

Planning authorities should support a wide range of economic activity in rural areas. Taking account of regional priorities expressed in RSS, local planning authorities should:

- ***"set out in LDDs their criteria for permitting economic development in different locations, including the future expansion of business premises, to facilitate healthy and diverse economic activity in rural areas"***

Planning policies in RSS and LDDs should recognise and support development proposals that will enable farming and farmers to:

- ***"become more competitive, sustainable and environmentally friendly;***
- ***adapt to new and changing markets;***
- ***comply with changing legislation and associated guidance;***
- ***diversify into new agricultural opportunities***
- ***broaden their operations to 'add value' to their primary produce"***

Design Principles

The proposed extension will reflect the existing building in terms of design and materials. The new gable end will mimic the existing, being clad in Yorkshire Boarding, as will the four most south-westerly bays. The remaining bays will be clad with the Arntjen dual curtain system used in the existing. There will be concrete panels to all lower walls and the increased ridge height will be blended by using the same vented ridge as the rest of the building.

ML PLANNING – Design & Access Statement

Access

Access will be gained via the existing track off the A682. There is adequate room in the existing entranceway for turning and maneuvering vehicles, plus access for emergency services if they were ever needed.

No impacts are predicted on the network of public roads or rights of way during the construction or operation periods, therefore no additional measures are thought to be necessary.

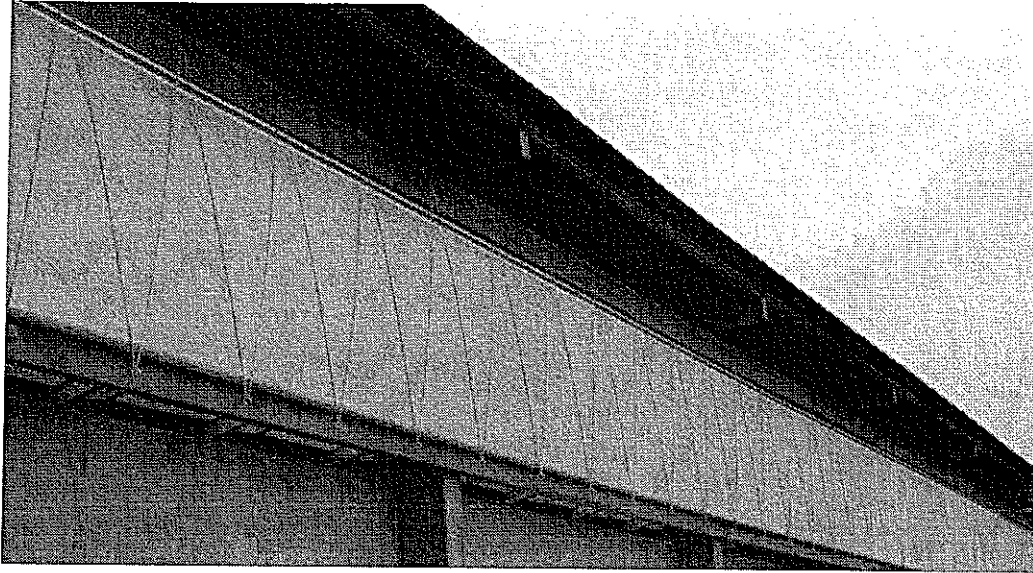
Conclusion

The proposed development will provide much needed additional cattle facilities to meet current welfare standards and provide space for increasing cattle numbers.

The surrounding landscape is that of established farmland, and will enable the new building to be added without causing any significant visual impacts. The existing building on site is not listed, no part of the site lies within a conservation area, and there will be no resulting visual impacts on the neighbouring properties. Therefore it is deemed that there are no contentious planning issues in question here.

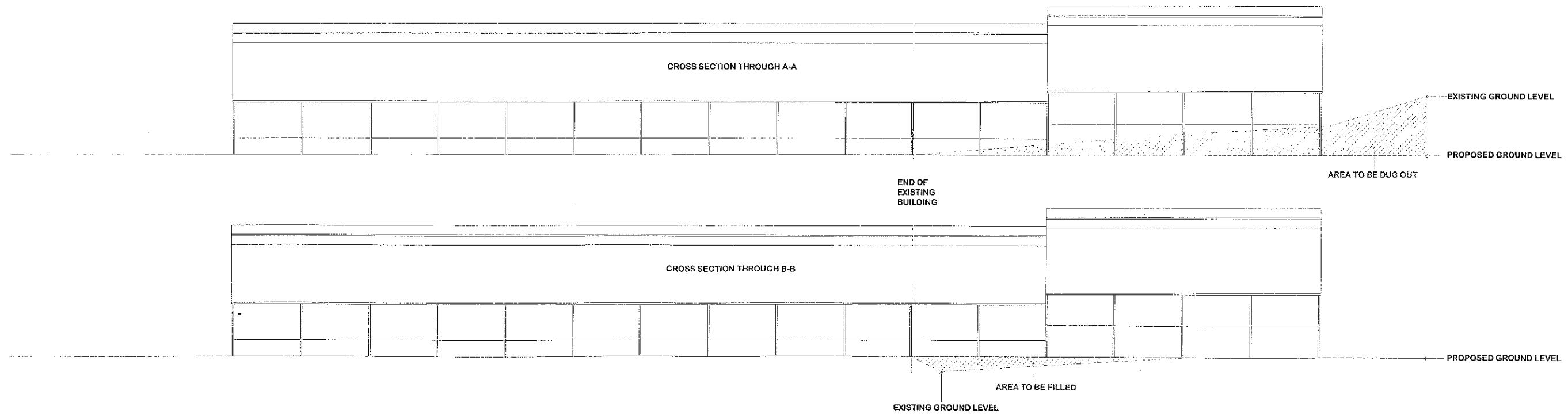
The construction will not adversely affect the integrity, character and value of the local landscape. All materials will match the existing. All works may be carried out without prejudice to any local public highway throughout the construction and operational phases.

APPENDIX

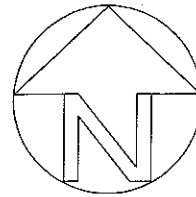


Photograph to illustrate
ARNTJEN DUAL CURTAIN SYSTEM

320120430P



DRAWN BY:  2 Netherfield Way, Catonall, Clitheroe, Preston, Lancashire, PR3 1TQ Telephone 01995 600733 Mobile 07813 246 287 Fax 01995 600733 e-mail: mjl@mjplanning.co.uk	CLIENT: MR NEWSBOLD PROJECT: EXTENSION TO CATTLE DAIRY UNIT LOCATION: SLACK FARM NEWBOLD GIBBURN LANCASHIRE BB7 4JF	DATE: 30/04/2012 DWG NO.: LP/DB/2730C SCALE: 1:100 AG PROPOSED CROSS SECTIONS
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**BLOCK PLAN
SCALE 1:500**

DRAWN BY:  ML Planning Ltd 2 Nightingale Way, Catterall, Garstang, Preston, Lancashire, PR3 1TQ Telephone 01995 600733 Mobile 07813 296 287 Fax 01995 600733 e-mail: mel@mlplanning.co.uk	CLIENT: MR NEWBOULD PROJECT: EXTENSION TO CATTLE DAIRY UNIT LOCATION: SLACK FARM NEWSHOLME GIBBURN LANGASHIRE BB7 4JF	DATE: 30/04/2012 DWG NO. LFIDB/2730D SCALE: 1:500 A1 SITE PLAN
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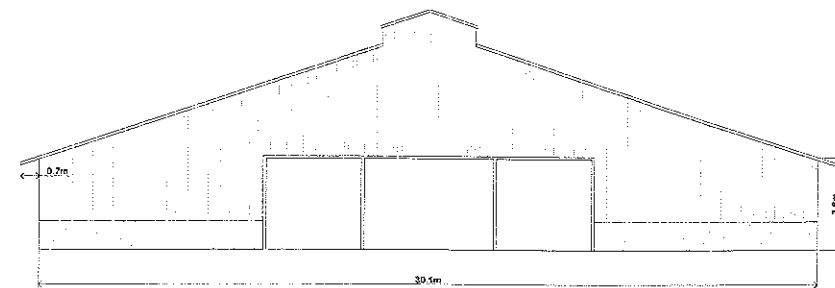
320120430P

TANK

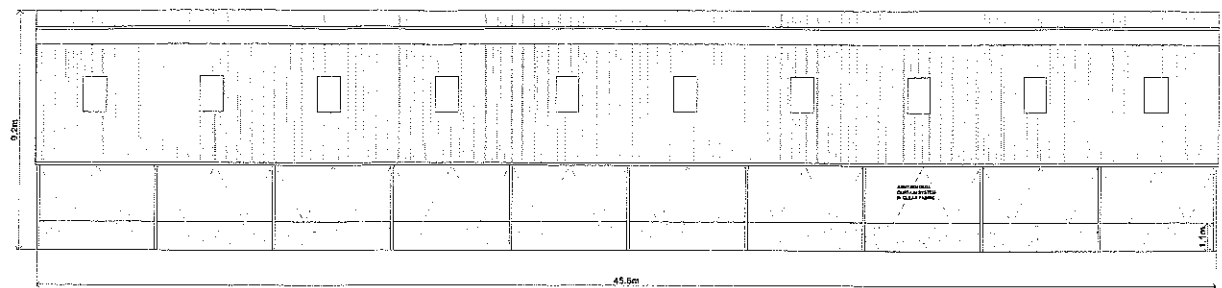
WOODRIDGE

SLACK

AS EXISTING

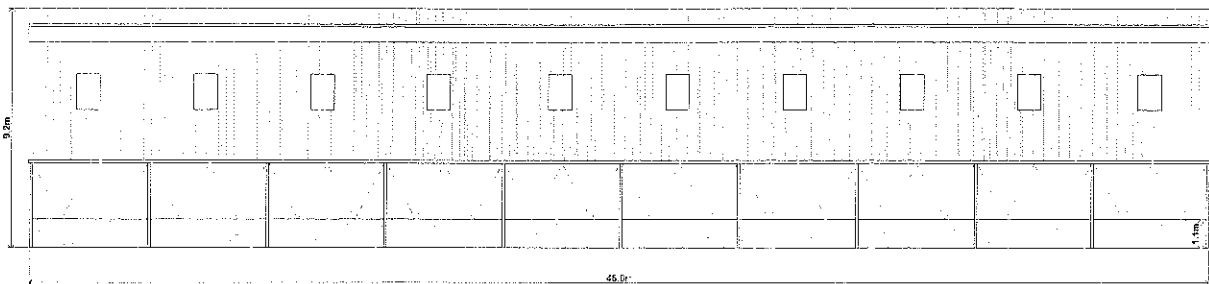


EXISTING NORTH EAST ELEVATION

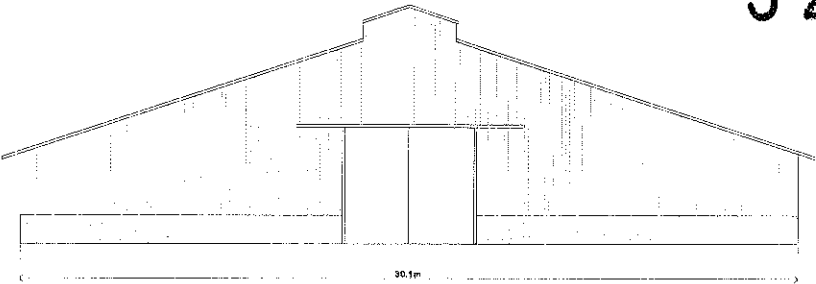


EXISTING NORTH WEST ELEVATION

320120430P

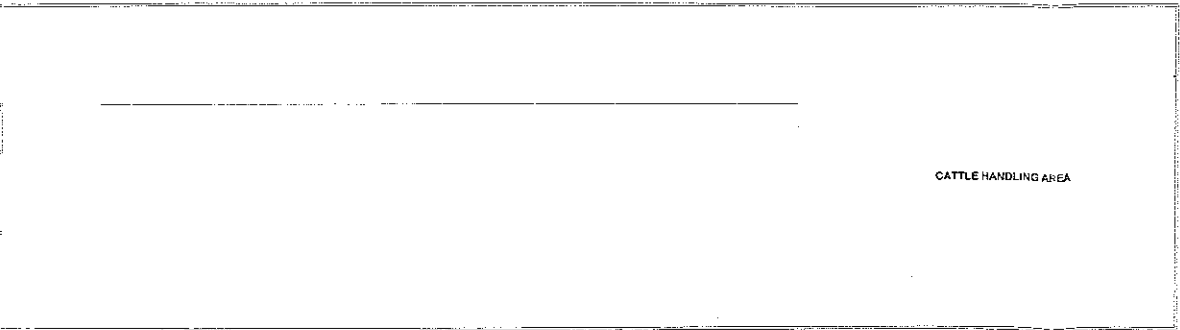
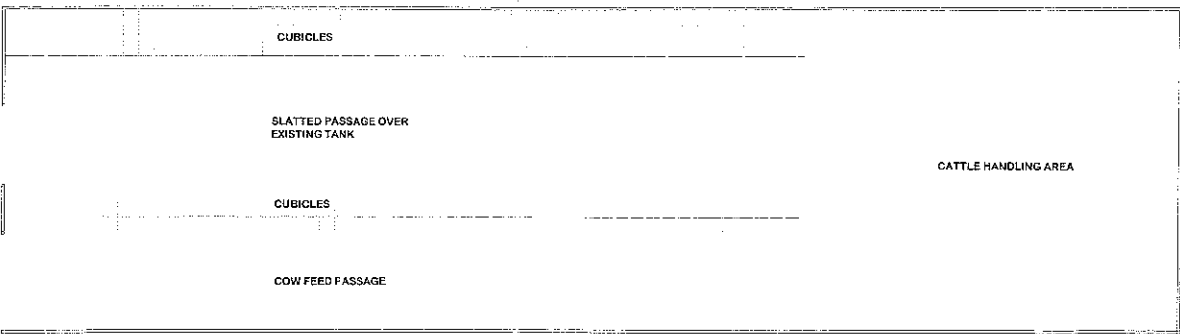


EXISTING SOUTH EAST ELEVATION



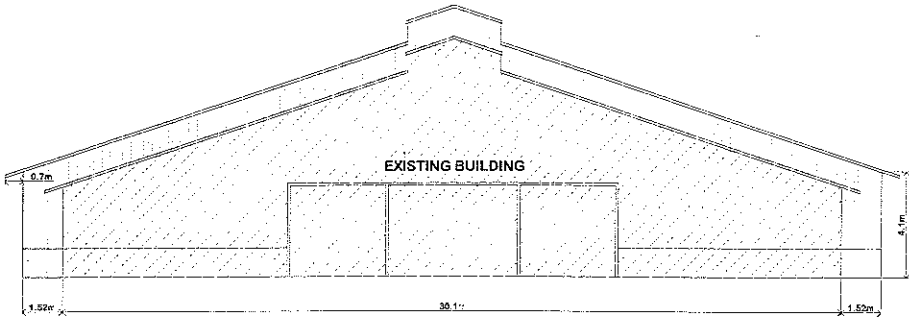
EXISTING SOUTH WEST ELEVATION

EXISTING GROUND PLAN

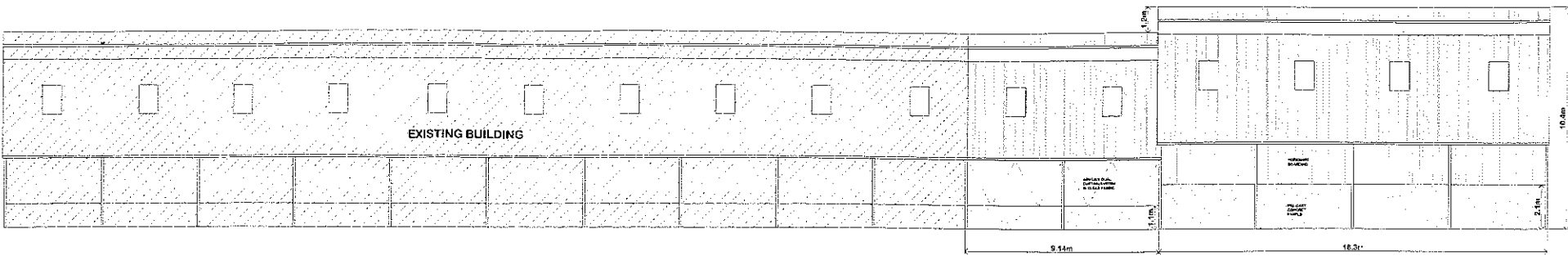


DRAWN BY:  2 Nethergate Way, Cote Hill, Garsington, Oxford, Lancashire, PR23 1TQ Telephone 01995 600733 Mobile 07813 296 257 Fax 01995 600733 e-mail: m.j.g@mjg.co.uk	CLIENT: MR NEWBOLD	DATE: 30/04/2012
	PROJECT: EXTENSION TO CATTLE DAIRY	DWG NO.: LF/05/2730
LOCATION: BLACK FARM NEWBOLD GIBBURN LANCASHIRE BB7 4JF	SCALE: 1:100	AD
EXISTING ELEVATIONS		

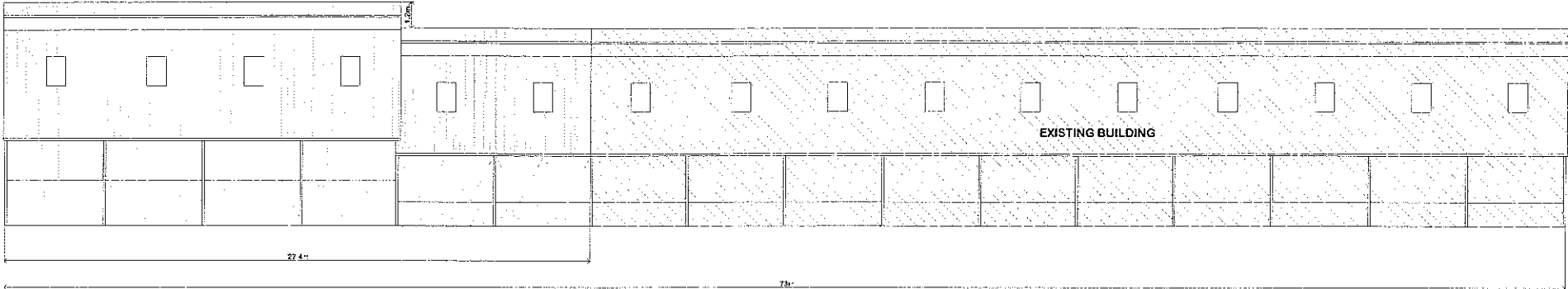
AS PROPOSED



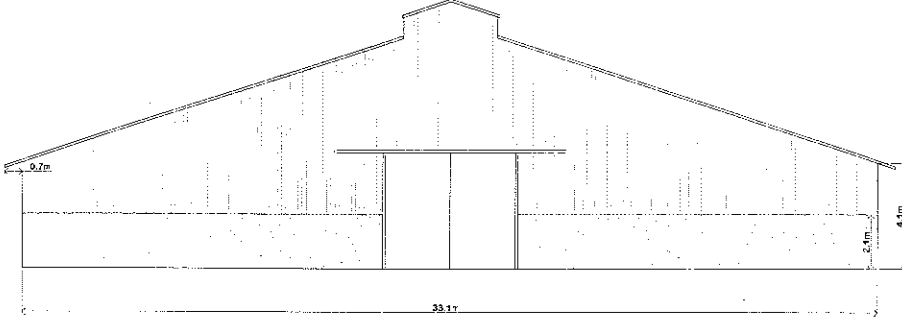
PROPOSED NORTH EAST ELEVATION



PROPOSED NORTH WEST ELEVATION



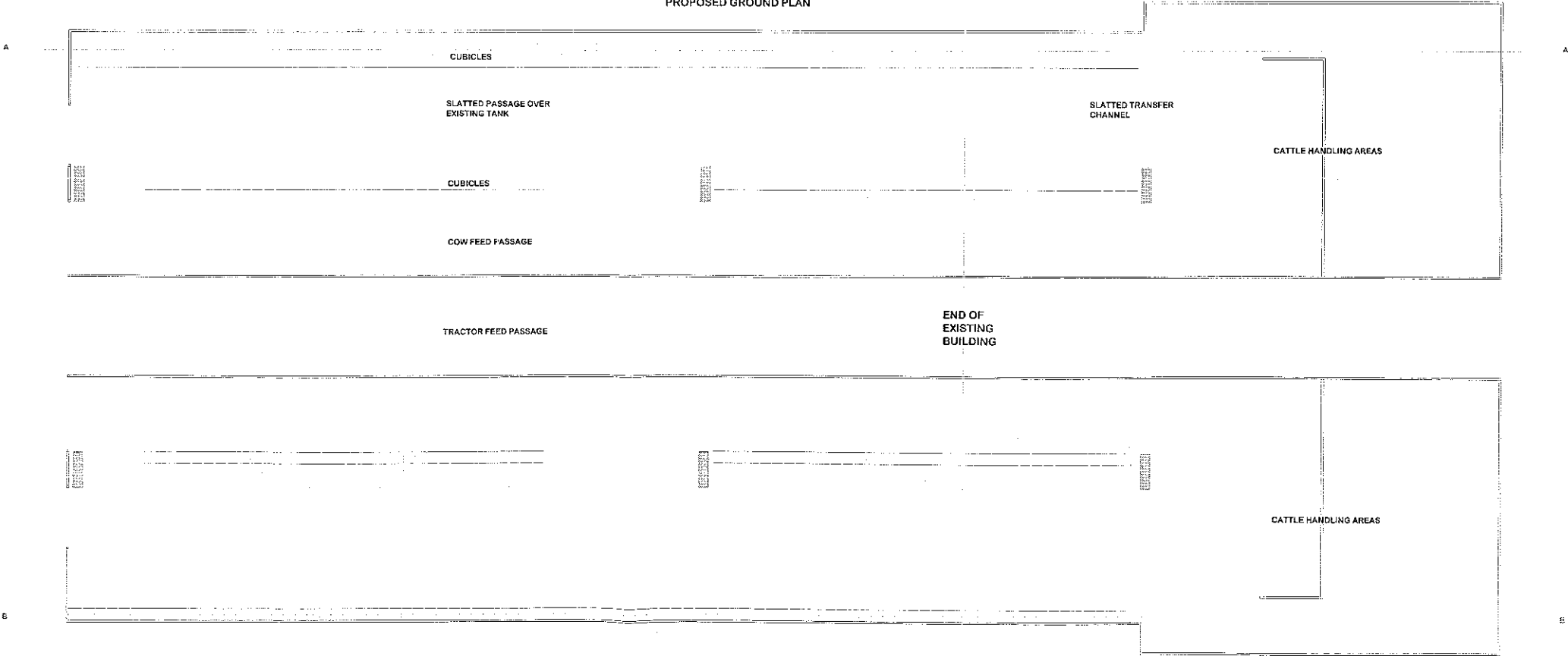
PROPOSED SOUTH EAST ELEVATION



PROPOSED SOUTH WEST ELEVATION

320120430P

PROPOSED GROUND PLAN



	CLIENT: MR NEWSBOLD	DATE: 30/04/2012
	PROJECT: EXTENSION TO CATTLE DAIRY UNIT	DWG NO. LF08/27308
	LOCATION: SLACK FARM NEWSBOLD GILBERT LANCASHIRE BB7 4JF	SCALE: 1:100 A3 PROPOSED ELEVATIONS

3 Kingsgate Way, Cumbria, Cumbria, Cumbria
Preston, Lancashire PR3 1TQ
Telephone 01795 600722
Mobile 07813 296 257 Fax 01795 600733
email: info@slp.co.uk