



RIBBLE VALLEY
BOROUGH COUNCIL

10 MAY 2012

FOR THE
ATTENTION OF

For office use only

Application No 320120451P

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:	Malcolm	Surname:	Hayhurst
Company name:					
Street address:	Wheatley Farm		Country Code	National Number	Extension Number
	Four Acre Lane		Telephone number:		
	Thornley with Wheatley		Mobile number:		
Town/City:	Preston		Fax number:		
County:	Lancashire		Email address:		
Country:					
Postcode:	PR3 2TD				
Are you an agent acting on behalf of the applicant? ☒ Yes ☐ No					

2. Agent Name, Address and Contact Details

Title:	Mrs	First Name:	Julia	Surname:	Pye
Company name:	J Pye Planning				
Street address:	Hill Crest Farm		Country Code	National Number	Extension Number
	Startifants Lane		Telephone number:	0199561878	
	Chipping		Mobile number:		
Town/City:	Preston		Fax number:		
County:			Email address:		
Country:	United Kingdom				
Postcode:	PR3 2NP		jpyeplanning@gmail.com		

3. Description of the Proposal

Please describe the proposed development including any change of use:

New Roof over existing silage clamp

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:	Wheatley Farm		
Street address:	Four Acre Lane		
	Thornley		
Town/City:	Preston		
County:			
Postcode:	PR3 2TD		

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

Easting:	361995
Northing:	439860

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:

Concrete Sleepers

Description of *proposed* materials and finishes:

Upper walls to be constructed from tanalized timber yorkshire boarding, lower walls to be constructed from pre cast concrete panels

Roof - description:

Description of *existing* materials and finishes:

n/a

Description of *proposed* materials and finishes:

Eternit Farmscape profile 6 cement fibre sheets in natural grey

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

☒ Yes ☐ No

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

Existing ground plans and elevations
proposed ground plans and elevations
location map
design and access statement
RPA maps
Agricultural needs form

10. Vehicle Parking

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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:

Agricultural Land

Is the site currently vacant? ☐ Yes ☒ No

Does the proposal involve any of the following?

If yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated? ☐ Yes ☒ NoLand where contamination is suspected for all or part of the site? ☐ Yes ☒ NoA 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	2	0	0
Proposed employees	2	0	0

20. Hours of Opening

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

Use	Monday to Friday		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?

212.78

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:

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: First name: Surname:

Person role:

Declaration date:

☒ Declaration made

5. Certificates (Agricultural Land Declaration)

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Agricultural Land Declaration

Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

Agricultural Land Declaration - You Must Complete Either A or B

(A) None of the land to which the application relates is, or is part of an agricultural holding

(B) I have/The applicant has given the requisite notice to every person other than myself/the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below:

If any part of the land is an agricultural holding, of which the applicant is the sole tenant, the applicant should complete part (B) of the form by writing 'sole tenant - not applicable' in the first column of the table below

Notice recipient		Date notice served
Name:	n/a sole tenant	
Number:	Suffix:	
Street:		
Locality:		
Town:		
Postcode:		

Title: Mrs First Name: Julia Surname: Pye

Person role: Agent Declaration date: 09/05/2012 ☒ 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 09/05/2012

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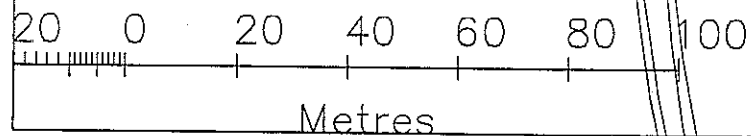
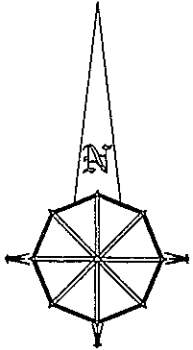
FOUR ACRE LANE

Wheatley Farm

99.4m

Tank

Issues



Scale 1:1250

DESIGN AND ACCESS STATEMENT
IN SUPPORT OF A PLANNING APPLICATION FOR
A COVERED SILAGE CLAMP
AT

WHEATLEY FARM, FOUR ACRE LANE, THORNLEY WITH WHEATLEY

Amount

This application is for the covering over of an existing silage clamp on the applicants farm. The clamp is situated between two buildings and will be relatively easy to erect.

Use

The applicants farm is within a Catchment Sensitive Farming (CSF) area as defined by Natural England and the Environment Agency. Being within these areas means that the farmer has to take special consideration to any dirty water on the farm due to its close proximity to the tributaries of the River Ribble. This application is to help elevate any foul water runoff and to ensure that effluent is not allowed to either leach into the river or into ground water sources. This will not only mean that his silage will be higher in nutrients but also that he complies with the regulations of being within CSF area.

The applicants silage clamp is currently open to the elements and although sheeted rain water does get into it, and reduces its nutritional content and also causes run off down the road. The covering over to the clamp will hopefully ensure that the dairy cows received better food and increase milk production slightly.

Layout

The building will be sited directly above the existing clamp which is situated between two agricultural livestock buildings adjacent the yard area. Due to the close proximity of the proposed building to others it is not envisaged that this building will cause any detrimental impact on the surrounding area.

Scale

The scale of the building has been governed by the existing clamp which holds between 500 Tonnes of grass, the remainder of 100T is kept within another building on site which is not large enough to accommodate the overspill. The height of the building has been carefully thought about to ensure that large machinery can access the building during the silage season.

Landscaping

No hard or soft landscaping is proposed as part of this application as it is not felt necessary however if the local authority felt it was appropriate to provide the some form of landscaping on the site the applicant would be happy to discuss this during the application process.

Appearance

The appearance of the building has been designed to reflect a modern agricultural building of this type whilst taking the surrounding buildings into account. The choice of materials will ensure that the new roof and side panels blend into the built environment of the existing farm, without causing any detrimental impact on the surrounding area, whilst still ensuring the building is fit for purpose.

Access

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

**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 **Mr Malcolm Hayhurst**

Application site **Wheatley Farm, Four Acre Lane, Thornley with Wheatley**

Proposed Development **New Agricultural covered Silage Store**

Previous Applications

1. Land – (Total Areas in Hectares)

Owned 200 Acres 80.97 hectares

Rented 50 Acres 20.23 Hectares

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

2. Enterprise

Dairy: Pedigree/commercial Dairy Cows
Commercial Dairy Farm with 100 cows in milk

In-calf heifers 25 **Bulling heifers** 30 **Calving** All year round

Young stock 25 young heifers **Milk Quota**

Beef Breeding: Suckler cows

Calving **Heifers** **Calves**

Beef Rearing: Store Cattle (ages)

30 cattle ranging from birth to 27 months old

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
Malcolm		FT	90	Everything	
Derek		FT	90	Everything	

Misc

Existing Dwellings

Other Properties (incl occupiers)

Previously owned properties

Available properties in locality

4. Proposed Development/Applicant'(s) Comments

Need

Siting

See Design and access statement

Design

See Design and access statement

Future Plans

See Design and access statement

5. Financial Details

See Design and access statement

N/A

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7. Farm Buildings

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

Large Portal Stone Clad Building

Slurry Store

Small Portal Framed Building

Stone Barns

Housing of milking parlour, dairy and cattle housing

Cattle Housing

Cattle Housing