



RIBBLE VALLEY
BOROUGH COUNCIL

29 MAY 2012

FOR THE
ATTENTION OF

For office use only

Application No.

Date received **320120496P**

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:	Isaac	Surname:	Lancaster
Company name:					
Street address:	Horton Grange Farm,				
Town/City:	Horton				
	Skipton				
County:	North Yorkshire				
Country:					
Postcode:	BD23 3JT				
Telephone number:			Country Code	National Number	Extension Number
Mobile number:					
Fax number:					
Email address:					

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

2. Agent Name, Address and Contact Details

Title:		First Name:	John	Surname:	Akrigg
Company name:	Windle Beech Winthrop Limited				
Street address:	Windle Beech Winthrop Skipton Auction Mart				
	Chartered Surveyors				
	Gargrave Road				
Town/City:	Skipton				
County:	North Yorkshire				
Country:	United Kingdom				
Postcode:	BD23 1UD				
Telephone number:			Country Code	National Number	Extension Number
Mobile number:					
Fax number:					
Email address:	john.akrigg@wbwsurveyors.co.uk				

3. Description of the Proposal

Please describe the proposed development including any change of use:

Construction of roofed slurry store

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:	Horton Grange Farm		
Street address:			
	Horton		
Town/City:	Skipton		
County:			
Postcode:	BD23 3JT		
Description of location or a grid reference (must be completed if postcode is not known):			
Easting:	385580		
Northing:	450076		

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:

NA

Description of *proposed* materials and finishes:

Concrete panel in dark grey to 1m. Timber board to eaves stained dark brown

Roof - description:

Description of *existing* materials and finishes:

NA

Description of *proposed* materials and finishes:

Fibre Cement Sheets anthracite grey

Windows - description:

Description of *existing* materials and finishes:

NA

Description of *proposed* materials and finishes:

Perspex roof lights

9. (Materials continued)

320120496P

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

NA

Description of *proposed* materials and finishes:

Sheet Steel Clad door dark brown

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

NA

Description of *proposed* materials and finishes:

NA

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

NA

Description of *proposed* materials and finishes:

NA

Lighting - add descriptionDescription of *existing* materials and finishes:

NA

Description of *proposed* materials and finishes:

NA

Others - description:

Type of other material:

NA

Description of *existing* materials and finishes:Description of *proposed* materials and finishes:

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:

D & A Statement, Elevations, Site Plan, Location Plans

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:

Farm yard area

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)

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

320120496 P

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	465.0	465.0
	Total	0.0	0.0	465.0	465.0

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
-----------	--------------	--	---	----------------------

19. Employment

If known, please complete the following information regarding employees:

	Full-time	Part-time	Equivalent number of full-time
Existing employees	0	0	0
Proposed employees	0	0	0

20. Hours of Opening

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

Use	Monday to Friday		Saturday		Sunday and Bank Holidays		Not Known
	Start Time	End Time	Start Time	End Time	Start Time	End Time	

21. Site Area

What is the site area?

00.05

hectares

22. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

Storage of Slurry

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

25. Certificates (Agricultural Land Declaration)

Agricultural Land Declaration

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

Agricultural Land Declaration - You Must Complete Either A or B

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

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

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

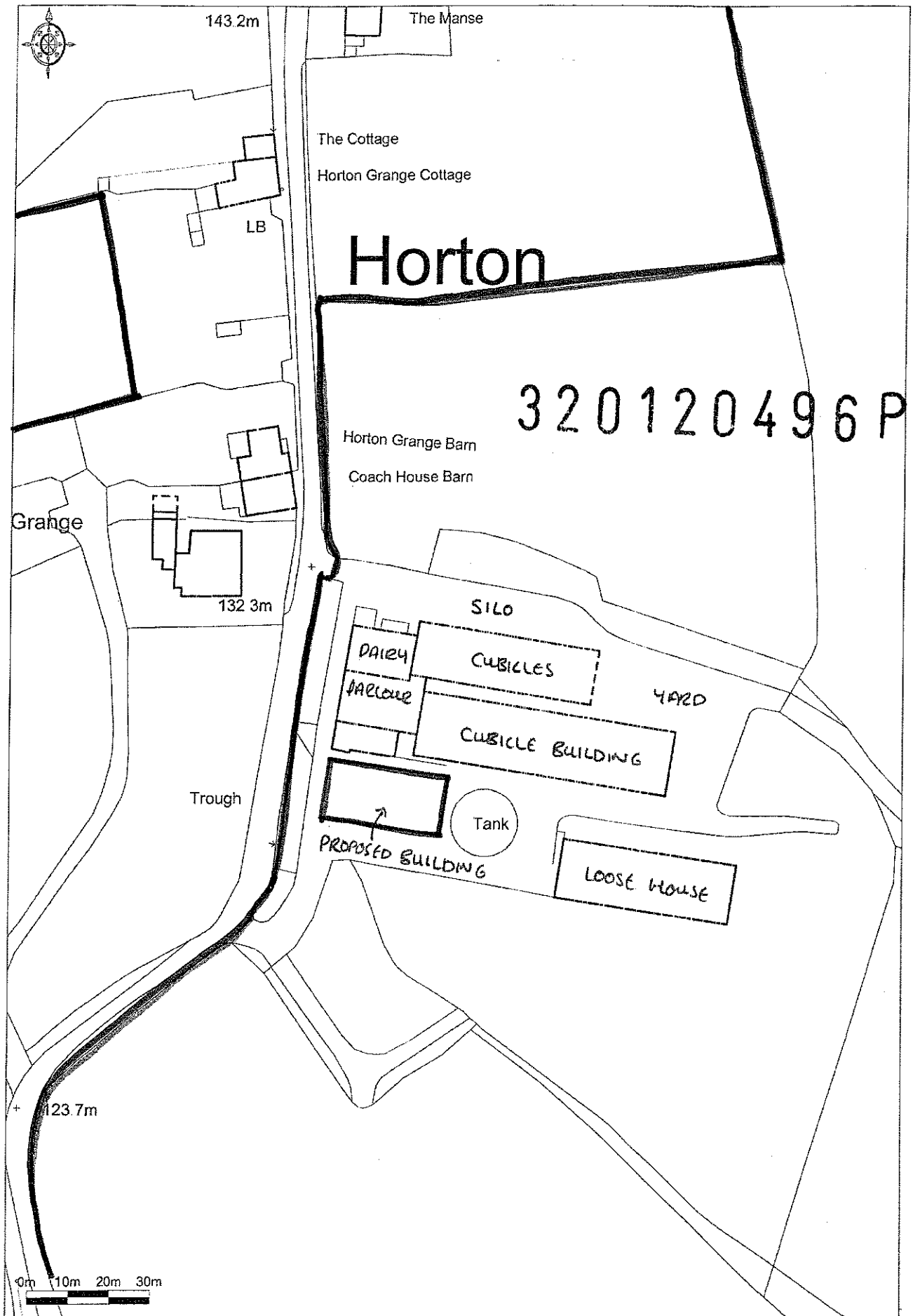
Title: First Name: Surname:
Person role: Declaration date: ☒ Declaration Made

26. Declaration

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



Date



320120496 P

Planning Application for Slurry Store

Horton Grange Farm
Horton in Craven
Skipton
North Yorkshire
BD23 3JT

Design and Access Statement

May 2012



Windle
Beech
Winthrop

CHARTERED SURVEYORS

Windle Beech Winthrop Limited
Chartered Surveyors
Skipton Auction Mart
Gargrave Road
Skipton BD23 1UD
+44 01756 692 900
www.wbwsurveyors.co.uk

Contents

1	Introduction	2
2	Background	2
3	The Use	2
4	Layout	2
5	Scale.....	3
6	Landscaping	3
7	Crime Prevention	3
8	Climate Change	3
9	Access.....	3
10	Consultations	3
11	Conclusion.....	3

320120496P

1 Introduction

This report contains a design and access statement for the installation of a covered slurry store for the storage of cattle slurry produced on Horton Grange Farm. It is written to provide supplementary information to the planning application and detailed drawings.

2 Background

Horton Grange Farm is an intensive dairy farm extending to 71.4 ha (176 acres). The entire farm is owned and occupied by the Lancaster family and is a family run business, whilst employing a number of other full time staff.

The holding currently utilises a number of modern and traditional farm buildings. These include three portal frame and two 'Dutch' style barns. The farm supports 130 dairy cows, 40 heifers and 40 calves/stirks.

3 The Use

The farm is predominantly grassland, cut 3 times a year for silage. Additional feed is bought in and the system is quite intensive. Due to the nature of the farming system it is vital to utilise the slurry produced by the cattle as effectively as possible. At present there is inadequate slurry storage.

Water quality testing within the North Yorkshire and Lancashire areas have also shown that nitrates filtrating into the river system are demeaning the water quality, in an effort to turn this trend around the Environment Agency are urging farmers to ensure they have the adequate slurry storage.

4 Layout

The proposed slurry store will be sited to the south of the existing cubicle housing and immediately adjacent to the current slurry storage pit. The existing reception pit will be left in situ. The average rainfall in Gisburn is well above the national average and to avoid 428 cubic metres of rain water entering the slurry store per year a roof over the store is proposed. The building over the store will be portal frame design and consist of fibre cement sheet roof and Yorkshire boarding sides.

At present the slurry from the slated cubicle housing and the parlour washings are channelled into a small reception pit and pumped into the above ground slurry store. The reception pit is currently too small and does not conform to EA regulations. The proposed store will take advantage of the fall in ground level between the cubicle housing and the proposed site and will be gravity fed avoiding the need for a reception pit.

The proposed store has been designed to hold 374, 000 gallons, ensuring adequate storage for at least 120 days, conforming to EA regulations.

5 Scale

The proposed store is required to hold 374, 000 gallons of slurry (1700 cu m) and as such dictates internal dimensions of a depth of 3.65 m being 15.24 m wide by 30.5 m long.

6 Landscaping

There is an existing hedge to the South and West of the site which effectively provides some soft Landscaping. To the North and East the development adjoins existing buildings forming part of the larger farm complex.

7 Crime Prevention

The building will be fully enclosed on all sides. There will be a lockable access door in both the East and West gables.

8 Climate Change

The development is environmentally beneficial. It is a gravity fed system which negates the need for pumping. It also will reduce the risk of diffuse nitrate leaching and eutrophication.

9 Access

The access required to the site is existing. There is a metalled access through the farm yard adjacent to the existing slurry store.

10 Consultations

The Environment Agency have been consulted with the proposals and have provided their input to the proposed design and construction.

11 Conclusion

This document should be read in conjunction with the planning application form and the detailed drawings attached to this application. It has been concluded that the development will cause no undue harm to interests of acknowledged importance and is inherently required to support the future of the farming enterprise and ensure the business continues to adhere to Environmental regulations therefore the council is requested to support this application.

320120496P

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 IZAAC LANCASTER
 Application site HORTON GRANGE
 Proposed Development SLURRY STORAGE BUILDING
 Previous Applications N/A

1. Land – (Total Areas in Hectares)

Owned 71.40

Rented

Short-term

Land use: Pasture Meadow 71.40 Crop Crop

Land Quality (DA/SDA/NVZ) No SDA

2. Enterprise

Dairy: Pedigree/commercial Dairy Cows 130

In-calf heifers 40 Bulling heifers 20 Calving

Young stock 20 Milk Quota

Beef Breeding: Suckler cows N/A

Calving Heifers Calves

Beef Rearing: Store Cattle (ages) N/A

Calves Age at purchase Age at sale Bulls

Sheep: Pedigree/commercial Breeding ewes N/A Lambs Store sheep

Lambing period Lambing location

Other N/A

3. Labour & Accommodation

Name	Age	Basis (F/t, P/t, Cas)	Hours of work/length	Main duties	Address and years
IRMAC		FT	60hr/wk	Stock	HORTON GRACE
RICHARD		FT	60hr/wk	Stock	HORTON GRACE
HERDSMAN		FT	48hrs	Stock	
CASUAL STAFF		FT	48hrs	Maintenance	

Misc

Existing Dwellings

X 2

Other Properties (incl occupiers)

N/A

Previously owned properties

N/A

Available properties in locality

N/A

4. Proposed Development/Applicant(s) Comments

Need

COMPLY WITH SAFFO REGS (SEE D+A)

Siting

ADJACENT TO RECEPTION PIT (SEE D+A)

Design

SAFFO COMPLIANCE (SEE D+A)

Future Plans

N/A

5. Financial Details

N/A

7. Farm Buildings

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

SEE ANNOTATED SITE PLAN

Correct MAPS

385500

386000

386500

387000

rpa
rural payments agency

Rural Land Register (RLR) Map

SBI 106217368

RLR/DRRO09

Map 2/2

320120496

Legends

-  Your RLR Parcel(s)
-  SPS Permanent Ineligible Features
-  Adjacent Parcel Boundary
-  Unconfirmed Boundary

RLR Information

Sheet ID	Parcel ID	Total Area (ha)	SPS Recorded Eligible Area (ha)	English Region
SD8549	4266	0.23	0.23	D
SD8549	5676	0.83	0.82	D
SD8549	5866	1.77	1.77	D
SD8549	6698	0.48	0.41	D
SD8549	6784	4.33	4.33	D
SD8549	7469	0.71	0.71	D
SD8549	9185	10.08	10.08	D
SD8550	4911	1.02	0.90	D
SD8550	6706	0.13	0.13	D
SD8550	6710	0.88	0.88	D
SD8550	8412	6.27	6.27	D
SD8549	2988	10.27	10.27	D
SD8649	3474	0.76	0.76	D
SD8650	1808	8.39	8.39	D
SD8650	2440	2.28	2.28	D
SD8650	3052	0.33	0.0	NA
SD8650	4441	7.22	7.22	D
SD8650	5104	6.0	6.0	D
SD8650	6709	7.27	7.27	D
SD8550	4911	0.88	0.80	D
SD8549	6698	0.48	0.00	D
SD8549	9185	9.58	9.58	D
SD8649	3089	11.63	11.63	D
SD8650	4718	4.64	4.64	D



Scale 1:5000

50m 0m 50m 100m 150m 200m

Reproduced by permission of Ordnance Survey on behalf of HMSO
© Crown copyright and database right 2008. All rights reserved
Ordnance Survey Licence number 100022881

RLR/DRRO09

Date: 11/01/2010

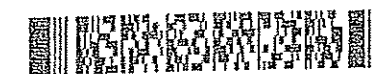
385500

386000

386500

387000

Please return this sheet to us if you want to make any changes to the parcels shown on it



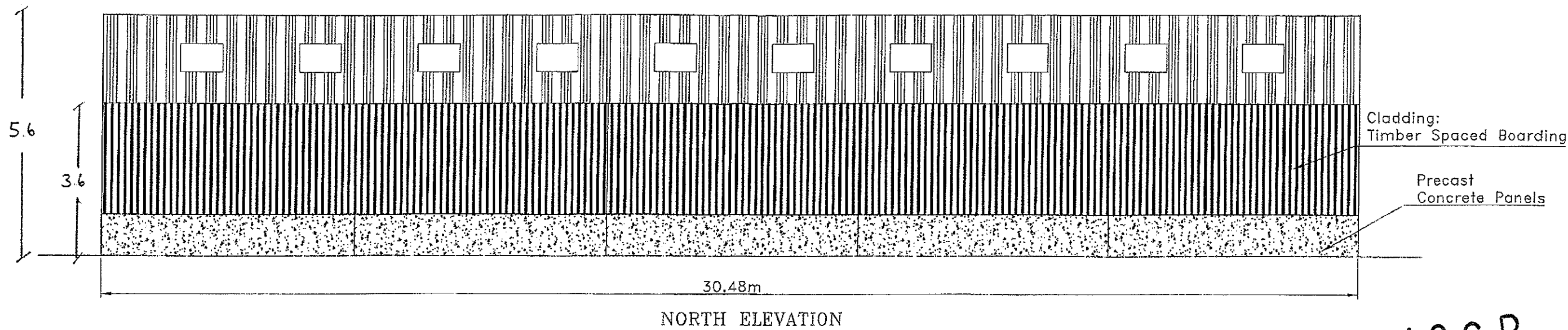
106217368 - LANCASTER R

METRES

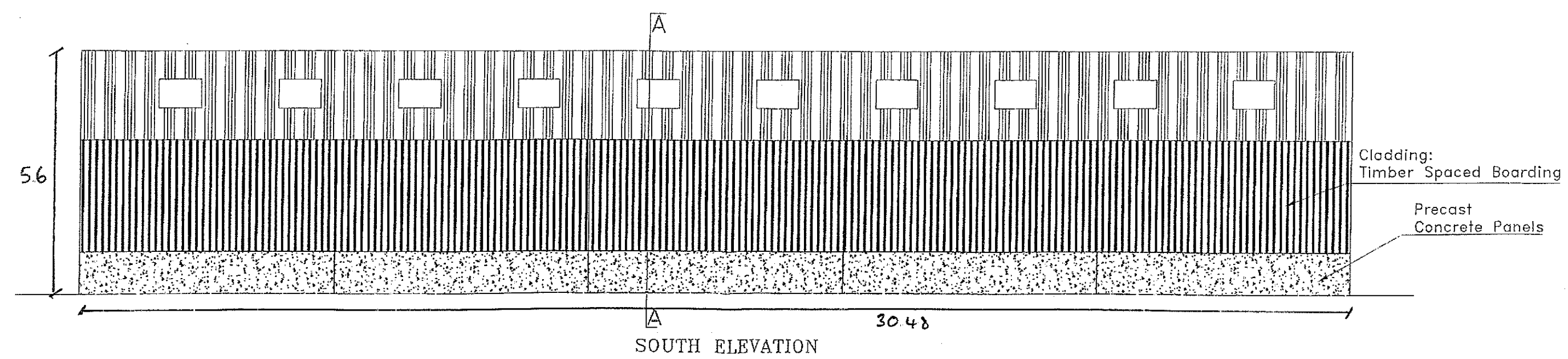
0 5

SCALE 1:100

Sheet Size A3



320120496P



Dwg No.: IL-PM001 (2of3)
Title: Slurry Tank 30.48 x 15.24 x 3.66 Side Elevations
Scale: 1:100
Date: 25th May 2012
Drawn by: P Mason
Issue Number: 1

32.3m

SITE PLAN

North



Silo

DAIRY

DAIRY CUBICLES

YARD

PARLOUR

DAIRY CUBICLES

320120496P

PROPOSED
BUILDING

15.24

30.48

Tank

LOOSE HOUSING.

0 10 20 30

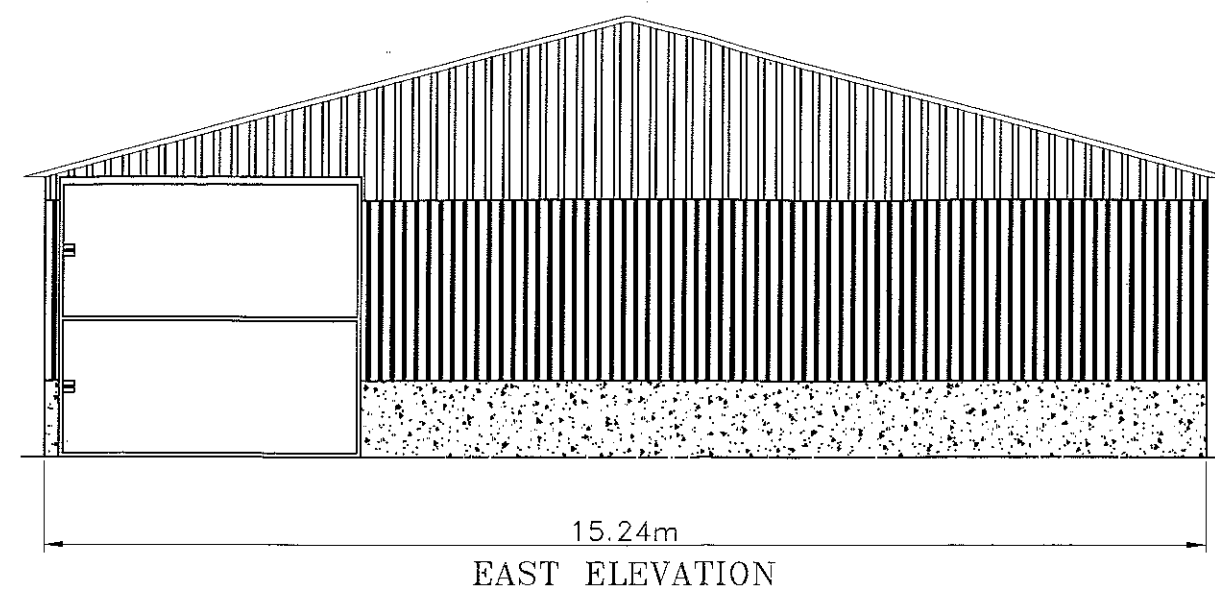
SCALE 1:500 A4

HORTON GRANGE FARM

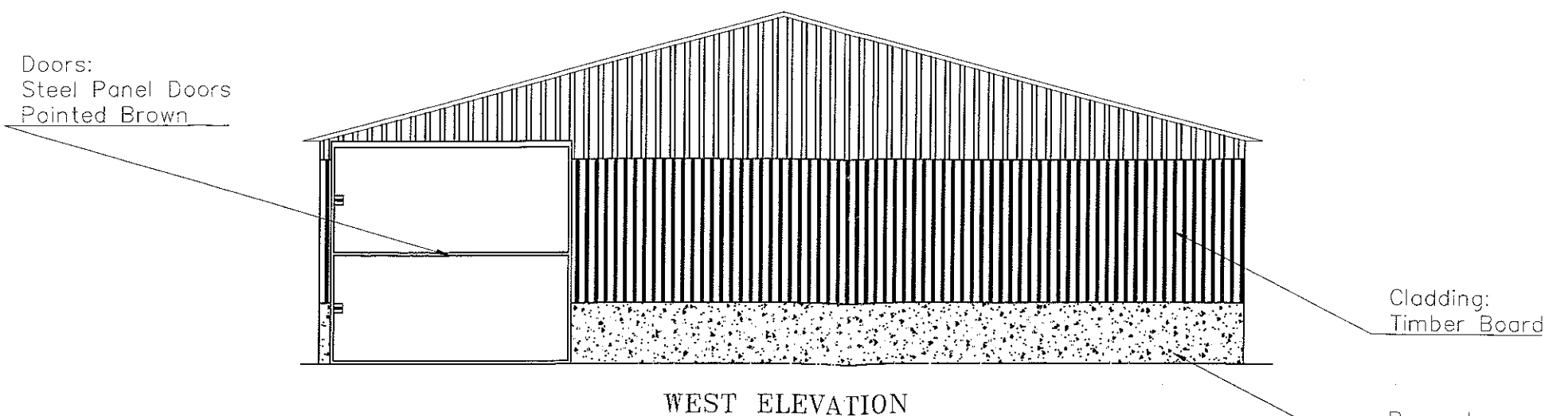
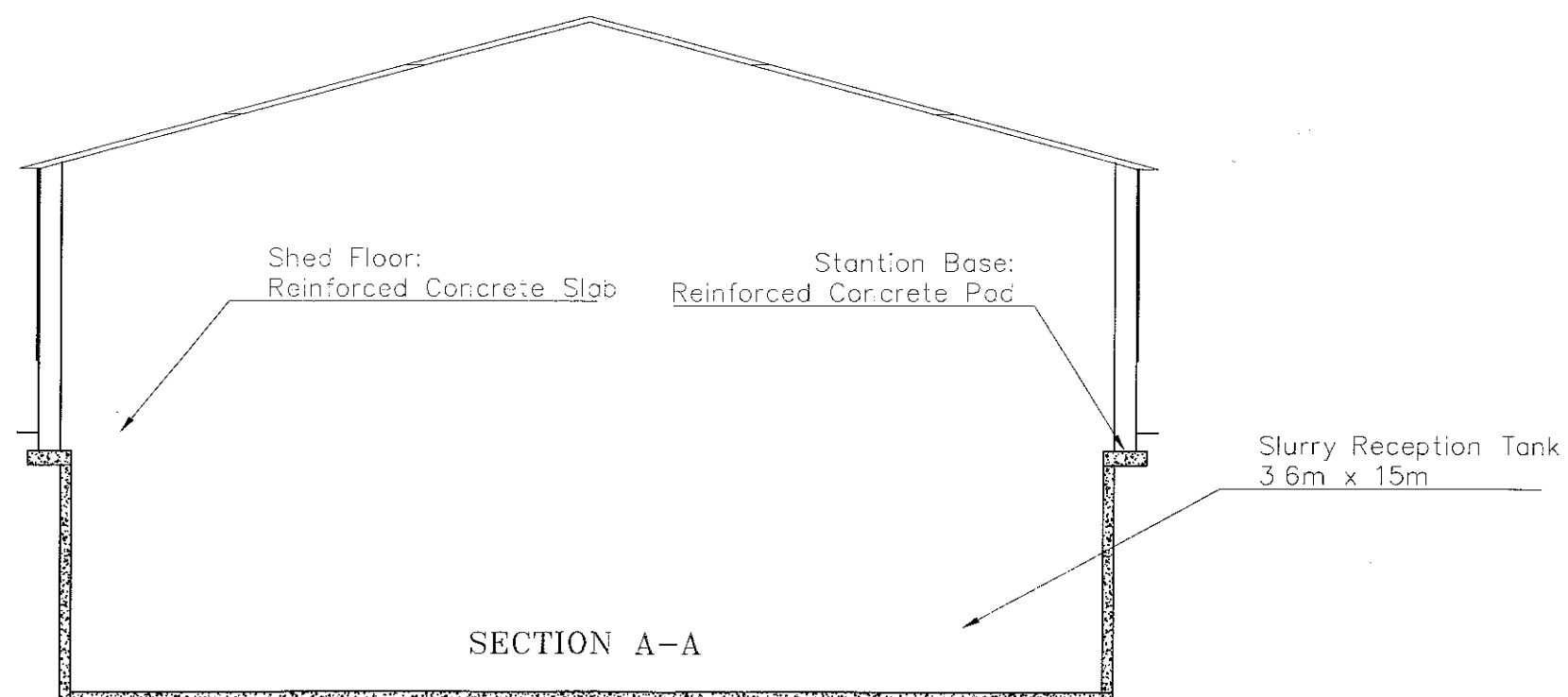
HORTON IN CRAVEN

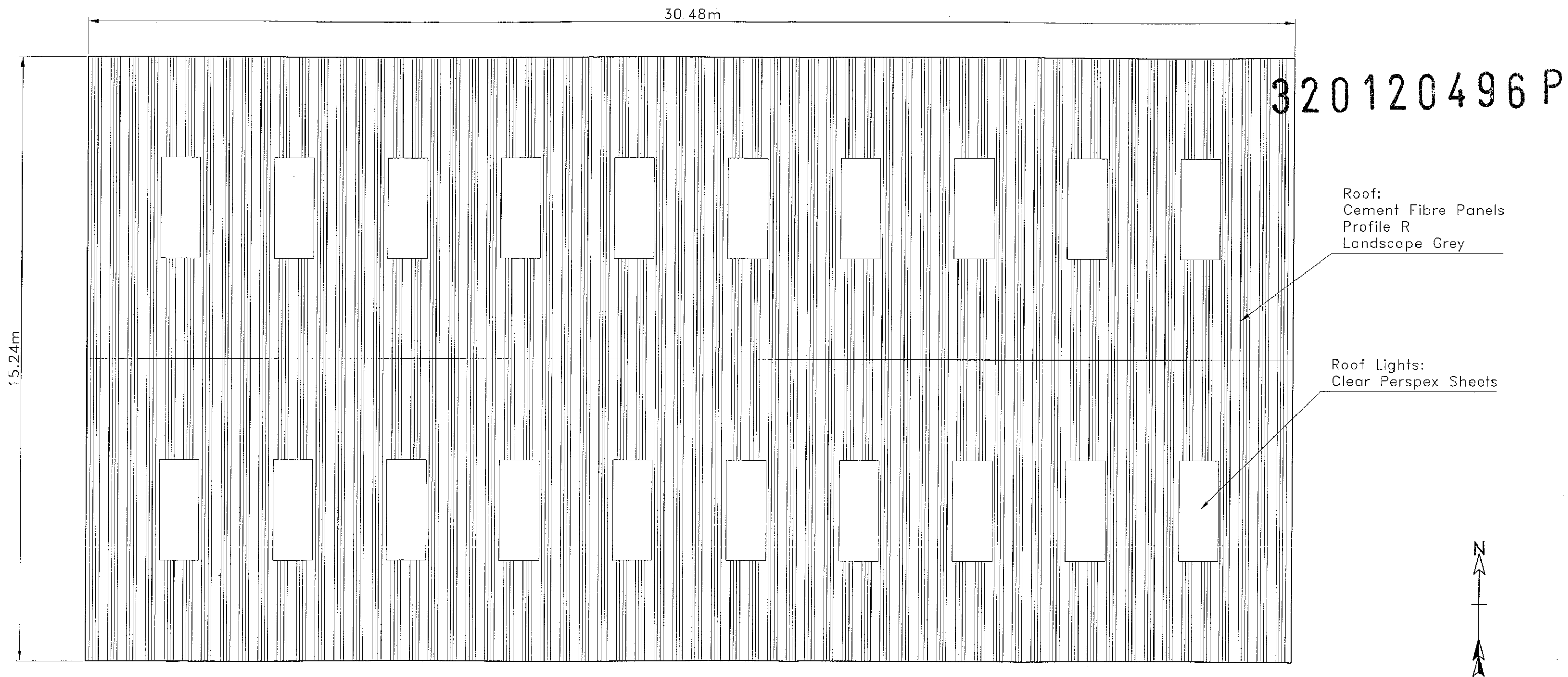
SKIPTON BD23 3JT

gh



320120496P

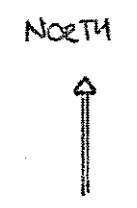




Dwg No.: IL-PM001 (3of3)
Title: Slurry Tank 30.48 x 15.24 x 3.66 Roof Elevations
Scale: 1:100
Date: 25th May 2012
Drawn by: P.Mason
Issue Number: 1

32.3m

SITE PLAN
EXISTING



SILLO

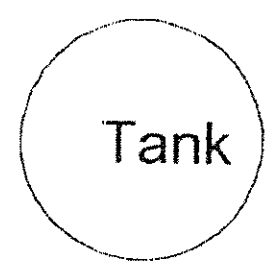
DAIRY

DAIRY CUBICLES

YARD

PALLOUR

DAIRY CUBICLES



Tank

LOOSE HOUSING.



SCALE 1:500 A4

HORTON GRANGE FARM
HORTON IN CRAVEN
SKIPTON BD23 3JT

320120496P

gh