



RIBBLE VALLEY
BOROUGH COUNCIL

24 MAY 2012	
FOR THE	ATTENTION OF

For office use only

Application No.

320120513 P

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:		First name:		Surname:	
Company name:	Stonyhurst Estate				
Street address:	C/O Stonyhurst College				
	Stonyhurst				
Town/City:	Clitheroe				
County:					
Country:					
Postcode:	BB7 9PZ				
Telephone 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:	Mrs	First Name:	Kimberley	Surname:	Eastwood
Company name:	Carter Jonas LLP				
Street address:	Regent House				
	13 - 15 Albert Street				
Town/City:	Harrogate				
County:					
Country:					
Postcode:	HG1 1JX				
Telephone number:					
Mobile number:					
Fax number:					
Email address:					
					kimberley.eastwood@carterjonas.co.uk

3. Description of the Proposal

Please describe the proposed development including any change of use:

Retention of a new field access

Has the building, work or change of use already started?

☒ Yes ☐ No

If Yes, please state the date when the building, work, or use started:

02/04/2012

Has the building, work or change of use been completed?

☐ Yes ☒ No

4. Site Address Details

Full postal address of the site (including full postcode where available)

Description:

House:		Suffix:	
House name:			
Street address:	Land off Old Clitheroe Road		
Town/City:	Stonyhurst		
County:			
Postcode:	BB7 9QU		

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

Easting:	367080
Northing:	440064

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)

Layout Plan

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):

Others - description:

Type of other material:

Hardstanding

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

Tarmac as the access meets the Highway and hardcore further back

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:

Planning Statement
Design and Access Statement
Location Plan
Layout Plan

10. Vehicle Parking

320120513 P

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:

Grazing 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	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? 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:

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 B)

Certificate of Ownership - Certificate B

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

I certify/The applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, 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 this application relates.

25. Certificates (Certificate B - continued)

Notice recipient		Date notice served
Name:	Highways Department	24/05/2012
Number:	Suffix:	
Street:	Lancashire County Council, Guild House	
Locality:	Cross Street	
Town:	Preston	
Postcode:	PR1 8RD	
Title: Mrs First name: Kim Surname: Eastwood		
Person role: Agent Declaration date: 24/05/2012		☒ 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

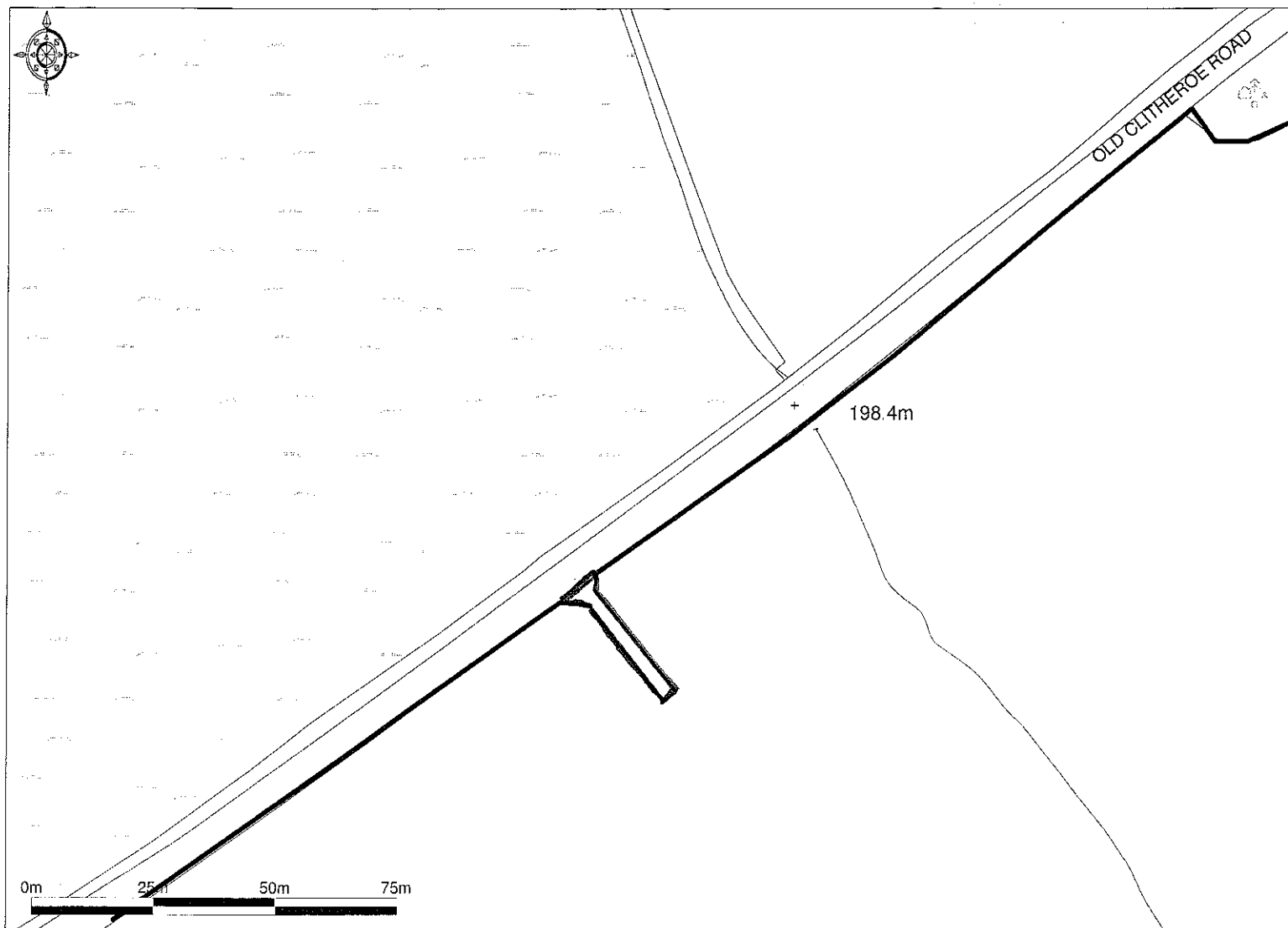
Notice recipient		Date notice served
Name:	Mr Roland Yates	24/05/2012
Number:	Suffix:	
Street:	Deer House Farm	
Locality:	Stonyhurst	
Town:	Clitheroe	
Postcode:	BB7 9QX	
Title: Mrs First Name: Kim Surname: Eastwood		
Person role: Agent Declaration date: 24/05/2012		☒ Declaration Made

26. Declaration

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



Date 24/05/2012



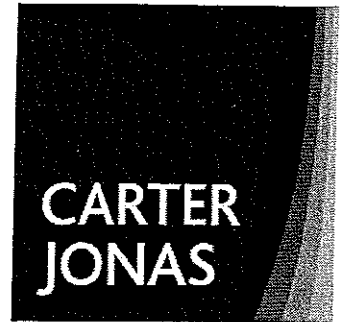
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CARTER JONAS

320120513P

320120513



The Property People

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Harrogate HG1 1JX

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DESIGN AND ACCESS STATEMENT

**RETENTION OF A NEW FIELD ACCESS AT LAND OFF OLD
CLITHEROE ROAD, STONYHURST**

On behalf of Stonyhurst Estate

May 2012

INTRODUCTION

This statement has been prepared in regard to the retention of a new field access on Old Clitheroe Road, Stonyhurst. This document forms part of the planning application and should be read in conjunction with the planning statement which sets out the case for approval.

OVERVIEW

The site is located to the west of Stonyhurst and is situated within the Forest of Bowland AONB.

Our clients have been served a notice to fell a selected area of woodland; Deerhouse Wood, Park Wood and Brook Bottom. The identified areas have been infected with a disease known as Phytophthora Ramorum commonly called 'Sudden Oak death' which is a fungus like pathogen. This harmful organism is subject to a quarantine notice under European legislation (2002/757/EC). There is no known cure therefore to limit or reduce the spread, infected stands must be felled before the disease can spread.

Consequently there is a requirement for the retention and formalisation of a new access point onto the adopted highway network to facilitate the removal of the diseased timber from the identified woodlands affected.

The proposal is for the retention of a new access off Old Clitheroe Road to enable the safe turning and loading of vehicles and removal of diseased woodland.

ASSESSMENT

a) Physical Context: The site is currently an agricultural field where informal access has been obtained due to timescales. This access adjoins Old Clitheroe Road. It is situated in open countryside to the north west of the Stonyhurst College complex.

b) Social Context: The proposal is situated further away (west) to the nearest dwelling than in comparison to the withdrawn application. In addition the use of the access point will be for a temporary period whilst the woodland is cleared and will only be used during daytime hours to load vehicles. Any felling and processing ready for transportation will take place much further away from the nearest residential dwelling.

c) Economic Context: The proposal is part and parcel of the positive (and necessary) woodland management undertaken on the estate.

d) Planning Policy: The Planning Statement discusses this issue in more detail.

INVOLVEMENT

Due to the timescales involved, no pre application consultations were undertaken with the LPA.

DESIGN

a) Use: The use of the access into the field will be temporary in the sense that it will be used for the period of the felling. Thereafter it will serve as a vehicle access if required to serve

both the agricultural land and woodland on a long term basis. Therefore, the prevailing use of the site remain unaffected and is suitably served by this development.

- b) **Amount:** The hardstanding is the minimum necessary size to enable a vehicle to turn and park (off the highway) for loading purposes – this arrangement has been effectively used elsewhere when a similar operation has been required.
- c) **Layout:** The layout is simple with the retention of a new point of access which will double up as a single loading bay. This is not considered uncommon despite the rural setting.
- d) **Scale:** The proposed hardstanding is approximately 4 metres wide and from the edge of the highway extends 25 metres. Whilst the first 10 metres adjoining the highway will be constructed with a tarmac finish to the rear of the standing this will be hardcore.
- e) **Landscaping:** The site is relatively open at present with the field boundary being formed by a dry stone wall. This will be retained where possible and post and rail fencing define the access as it protrudes into the field.
- f) **Appearance:** The proposal has, by its nature, been designed to an engineered specification but will be informally surfaced where it protrudes into the field.
- g) **Historic Environment:** The site lies within an open countryside setting and would not affect listed buildings, conservation area or archaeological interests in the area – there would be no impact upon 'heritage assets' in this regard.

ACCESS

The new point of access has been designed and sited to ensure safe access and egress of the large vehicles necessary for the loading and transportation of the diseased wood associated with the forestry operations in the locality. This point of access will extend into the field by approximately 25 metres and will serve as a loading bay – so there would be no need for vehicles to park on the highway or verge area.

CONCLUSIONS

The retention and formalisation of the application site would accommodate the needs of our clients and the activity which they are required to undertake. This will allow the safe access and egress of large vehicles for the removal of the diseased woodland.

The scheme is considered to adhere to the aims of relevant policy and suitably balance the operational requirements of the management of woodland in this area with the landscape designation of which it forms part.

Carter Jonas LLP
May 2012

320120513P

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PLANNING STATEMENT

RETENTION & FORMALISATION OF A NEW FIELD ACCESS AT LAND OFF OLD CLITHEROE ROAD, STONYHURST

On behalf of Stonyhurst Estate

May 2012

50/051018

INTRODUCTION

We act on behalf of the Stonyhurst Estate and have been instructed to submit a retrospective planning application for the retention and formalisation of a new field access to enable the safe removal of timber as a result of selective felling of an area of woodland, which our clients have been instructed to remove on land off Old Clitheroe Road, (Classified Road - C) Stonyhurst.

BACKGROUND

Our clients have been served a notice to fell a selected area of woodland; Deerhouse Wood, Park Wood and Brook Bottom. The identified areas have been infected with a disease known as Phytophthora Ramorum commonly called 'Sudden Oak death' which is a fungus like pathogen that can be spread by, for instance, birds and can also be air borne. This harmful organism is subject to a quarantine notice under European legislation (2002/757/EC). There is no known cure therefore to limit, or reduce, the spread of infected stands must be felled before the disease can sporulate which is understood to be an imminent danger.

As a result the Estate has been served Notice under the Plant Health (Forestry) Order 2005 to fell the three compartments of trees before 31st July 2012.

Consequently there is a requirement for a new access point onto the adopted highway to facilitate the removal of the diseased timber.

The previous application for the creation of a new field access was withdrawn (LPA Ref 3/2012/0262) as a more suitable and appropriate field access has been identified. Unfortunately due to timescales involved to fell the woodland the contractor has had to gain access. This application is for the retention and formalisation of the new field access which has been created. Thus allowing the woodland to be removed from site.

THE PROPOSALS

Planning Permission is sought for the retention of a new field access to enable safe and efficient removal of diseased timber from the identified woodland.

The proposed new field access will extend into the field due to the nature and size of the vehicles that will be required to remove the wood. Vehicles will reverse into the access and be loaded while off the adopted highway. Timber will be brought to the access/loading area by specialist vehicles across the neighbouring field – there is no proposal (or requirement) to create a formal access drive across this field into the woodland. It is proposed that an area of dry stone wall will be removed to allow for the access point. It is also proposed to fence the perimeter of the hardstanding that will protrude into the field, which will serve as a loading bay, with post and rail fencing. At the end of the hardstanding there will be a gate which provides vehicular access into the rest of the field.

RELEVANT PLANNING POLICIES

The proposed site is located within open countryside and within the Forest of Bowland Area of Outstanding Natural Beauty.

National Guidance

National Planning Policy Framework

The main foundation for this document is the concept of Sustainable Development which states that the purpose of the planning system is to contribute towards the achievement of Sustainable Development. All three dimensions of Sustainable Development, Economic, Social and Environmental are mutually dependant. Development should therefore seek to encapsulate these three roles in its contribution towards Sustainable Development.

Paragraph 115 of the NPPF states that great weight should be given to conserving landscapes and scenic beauty in the AONB, ... which have the highest status of protection to landscape and scenic beauty. The application before you is for the retention and formalisation of an access to allow the removal of diseased woodland. The site is situated within the AONB and the removal of woodland will protect this important designation.

Local Planning Policies

The **Ribble Valley Borough Council Local Plan** provides the more applicable local planning policy context.

The following policies are considered more relevant to this proposal;

G1 (Development Control): Seeks to ensure that the development provides a high standard of building design and landscape quality.

ENV1 – (Area of Outstanding Natural Beauty) : Seeks to ensure that the Landscape and Character of the Forest of Bowland AONB will be protected, conserved and enhanced.

The above two policies are restrictive in the sense that they seek to ensure that development of the highest quality is approved and that the landscape is protected, enhanced or improved as a consequence of development. The proposal is clearly essential from a basic operational perspective to protect the environment and is entirely consistent with good forestry management and best practice.

PLANNING CONSIDERATIONS

The acceptability of any planning proposal needs to be considered on a number of levels ranging from the overall principle of development through to the more detailed design specific issues on the site.

It is considered that the main issues in the determination of this application are;

a) Principle of Development

The proposal is situated within the open countryside and within a designated AONB. However the nature of development is considered not to be uncommon within this setting (a field access) due to the ever changing requirements of farming and forestry practises and machinery involved.

Our clients have been served a notice with a requirement to selectively fell the woodland due to its diseased state. The proposed access/loading bay is therefore required as an abstraction point to

remove the infected timber from the site, following various bio-security measures. The principle of the selective felling of the woodland is not an issue under consideration.

b) *Impact of the Development*

The proposed site is located within an AONB and is the minimum necessary size required for the operation. The location of the access is also determined by achieving ready access to the adopted highway from the woodland concerned, over land in the applicants' ownership, without undue landscape harm. The intervening land is suitably stable to accommodate such movement of machinery to/from the woodland concerned during the period of works (summer 2012). The access will change the appearance of the locality, but this is unavoidable and will be mitigated over time. Reducing the access depth and excluding the hardstanding from the proposal would result in vehicles either parking on the highway to be loaded or still sitting within the field and beyond the access point – giving rise to notable damage to the field in this location and consequent deposit of mud etc on the highway. Not appropriate from either a landscape or highway safety perspective.

The removal of infected woodland is required to safeguard the retained and surrounding woodland areas and vegetation which are a defining feature of the AONB. Therefore the minimal impact that the new access may have visually is considered to be significantly outweighed by the requirement to protect the AONB through on-going positive land management.

c) *Highways and Access Safety*

The retention of the new field access will connect onto Old Clitheroe Road, which is a C classified road, in a location adjacent to the applicants land ownership. The effective speed limit for this road is 60 mph with a varying road width on average being just over 5 metres. The mouth of the access has been designed with entrance radii of 11 metres to allow for the turning of large vehicles which would be used to remove the wood.

It is considered that due to the lightly trafficked nature of the road and topography that visibility is maximised and the safe access and egress of the appropriate vehicles, which are needed for the nature of the activity, can be achieved. The use of the access would also be for a defined period of time (during felling works) and by vehicles which enable drivers to see on-coming traffic from an elevated driving position. The modest stone field boundary walls would not, as a result, inhibit visibility. However, we would stress that the removal of the infected woodland is a necessary requirement from the Forestry Commission. This is a substantive material consideration which should be considered against any perceived limitation upon achievable of visibility splays.

d) *Amenity*

The access point is situated a further 380 metres approx to the west of the nearest residential property than the previously withdrawn application. The manoeuvring of vehicles will have a minimal impact upon the amenity associated with this property through introducing a new activity into this location; although this will be for a limited period of time and during 'normal' working hours. The degree of disturbance is not considered significant or sufficient to warrant refusal of planning permission.

CONCLUSION

The new field access is an essential requirement for forestry purposes and a consequence of the selective felling of woodland as identified in the supporting information.

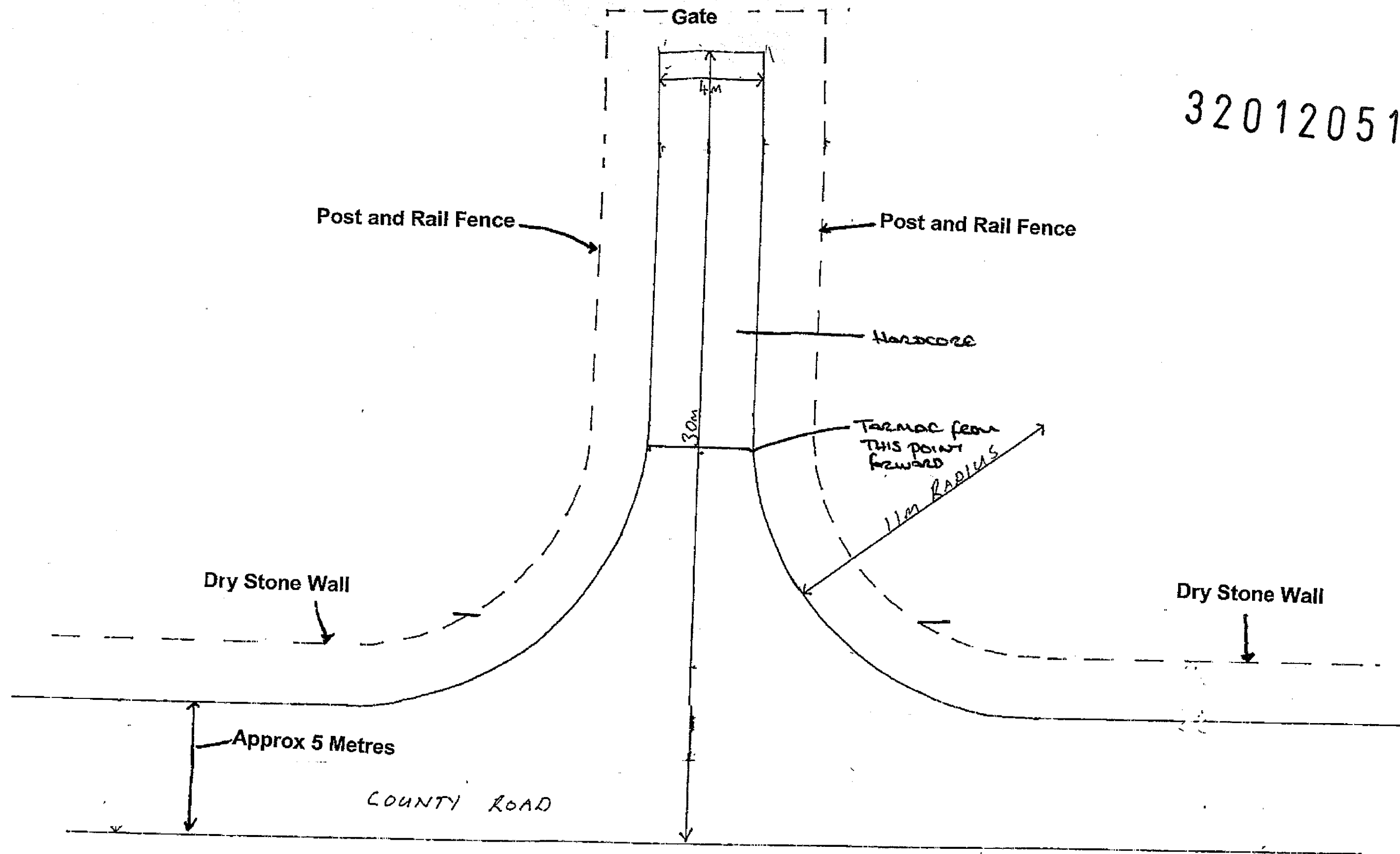
It will enable the effective loading of vehicles while sited off the adopted highway in a safe manner. There is no existing access that can be used for this purpose.

The proposal would, admittedly, have an impact upon the character and appearance of the area and the AONB designation but this will be minimal and a practical requirement of the prevailing use of the land in this locality.

It is also considered that planning policy is supportive of this development and the positive management of the landscape and warrants approval.

Carter Jonas LLP
May 2012

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Typical Access Arrangement

Scale 1:200