



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.

Date received 320120538 P

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: | Mrs | First name: | Patricia | Surname: | Tolson | |
| Company name: | | | | | | |
| Street address: | Harling House | | | Country Code | National Number | Extension Number |
| | Malt Kiln Brow | | | Telephone number: | | |
| | Chipping | | | Mobile number: | | |
| Town/City: | Preston | | | Fax number: | | |
| County: | | | | Email address: | | |
| Country: | | | | | | |
| Postcode: | PR3 2QR | | | | | |

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: | Julia Pye | | | | | |
| Street address: | Hill Crest Farm | | | Country Code | National Number | Extension Number |
| | Startifants Lane | | | Telephone number: | 0199561878 | |
| | Chipping | | | Mobile number: | 07803557019 | |
| Town/City: | Preston | | | Fax number: | | |
| County: | | | | Email address: | | |
| Country: | United Kingdom | | | | | |
| Postcode: | PR3 2NP | | | jpyeplanning@gmail.com | | |

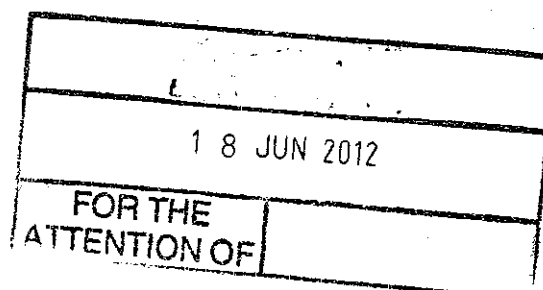
3. Description of the Proposal

Please describe the proposed development including any change of use:

Erection of stable block tack room and feed store and ménage for private use only

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

☐ Yes ☒ No



1. Site Address Details

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

| | | | |
|-----------------|----------------------|---------|----------------------|
| House: | <input type="text"/> | Suffix: | <input type="text"/> |
| House name: | Harling House | | |
| Street address: | <input type="text"/> | | |
| | Chipping | | |
| Town/City: | Preston | | |
| County: | <input type="text"/> | | |
| Postcode: | PR3 2QR | | |

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

| | |
|-----------|--------|
| Easting: | 361647 |
| Northing: | 443994 |

Description:

5. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

☐ Yes ☒ No

5. 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

3. 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:

n/a

Description of *proposed* materials and finishes:

Horizontal dark stained timber lap boarding to walls of stables

Roof - description:

Description of *existing* materials and finishes:

n/a

Description of *proposed* materials and finishes:

Onduline Sheeting in Dark Green

Doors - description:

Description of *existing* materials and finishes:

n/a

Description of *proposed* materials and finishes:

Vertical Dark stained timber units

Boundary treatments - description:

Description of *existing* materials and finishes:

n/a

Description of *proposed* materials and finishes:

The boundary of the ménage will be constructed from post and rail fencing around the perimeter

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:

Tolson proposed elevations and ground plans

Tolson Location Map

Tolson 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

n/a straw bedded

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 ☒ 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 | 147.0 | 147.0 |
| Total | | 0.0 | 0.0 | 147.0 | 147.0 |

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 |
|-----------|--------------|--|---|----------------------|
|-----------|--------------|--|---|----------------------|

If known, please complete the following information regarding employees:

320120538 P

| | 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?

147

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

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: | <input type="text" value="n/a sole tenant"/> | | <input type="text"/> |
| Number: | <input type="text"/> | Suffix: <input type="text"/> | |
| Street: | <input type="text"/> | | |
| Locality: | <input type="text"/> | | |
| Town: | <input type="text"/> | | |
| Postcode: | <input type="text"/> | | |

25. Certificates (Agricultural Land Declaration - continued)

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

26. Declaration

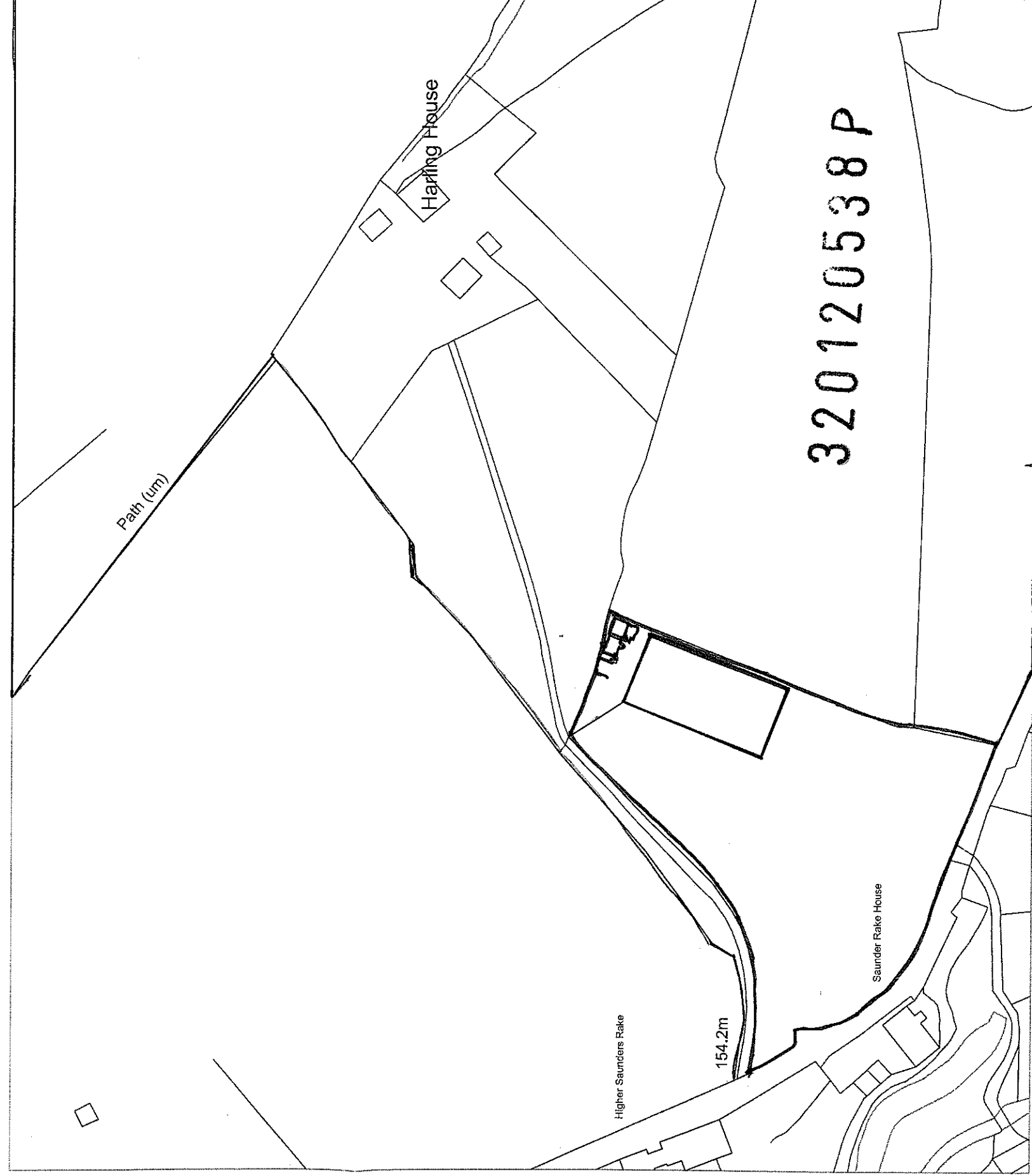
I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information.



Date

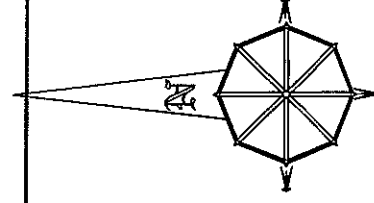
Location Plan

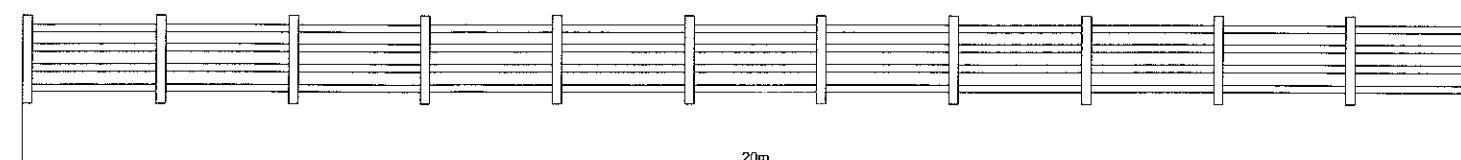
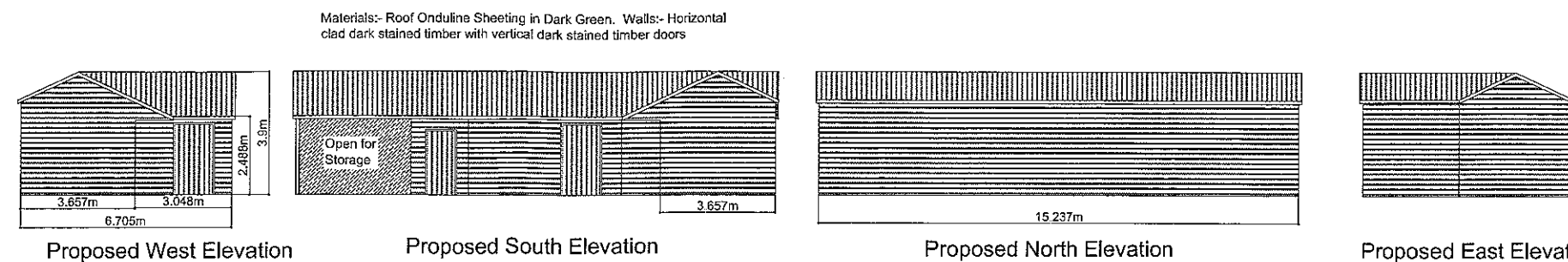
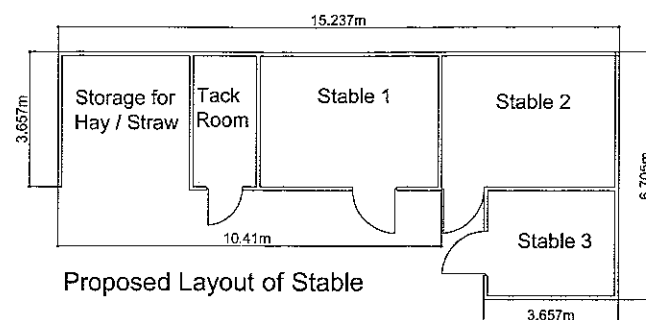
Harling House,
Malt Kiln Lane,
Chipping,
PR3 2QR



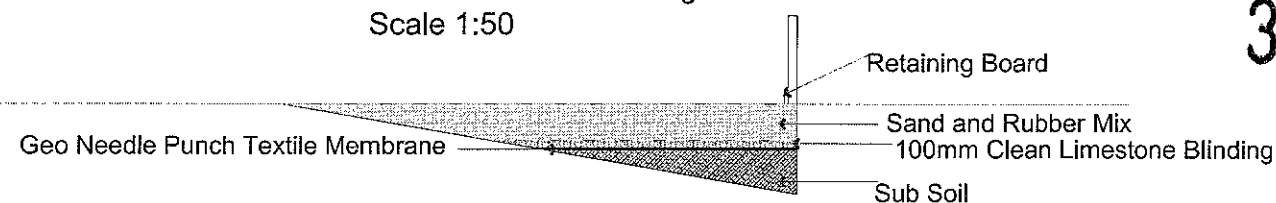
Ordnance Survey, (c) Crown Copyright 2012. All rights reserved. Licence number 100020449

Scale 1:1250



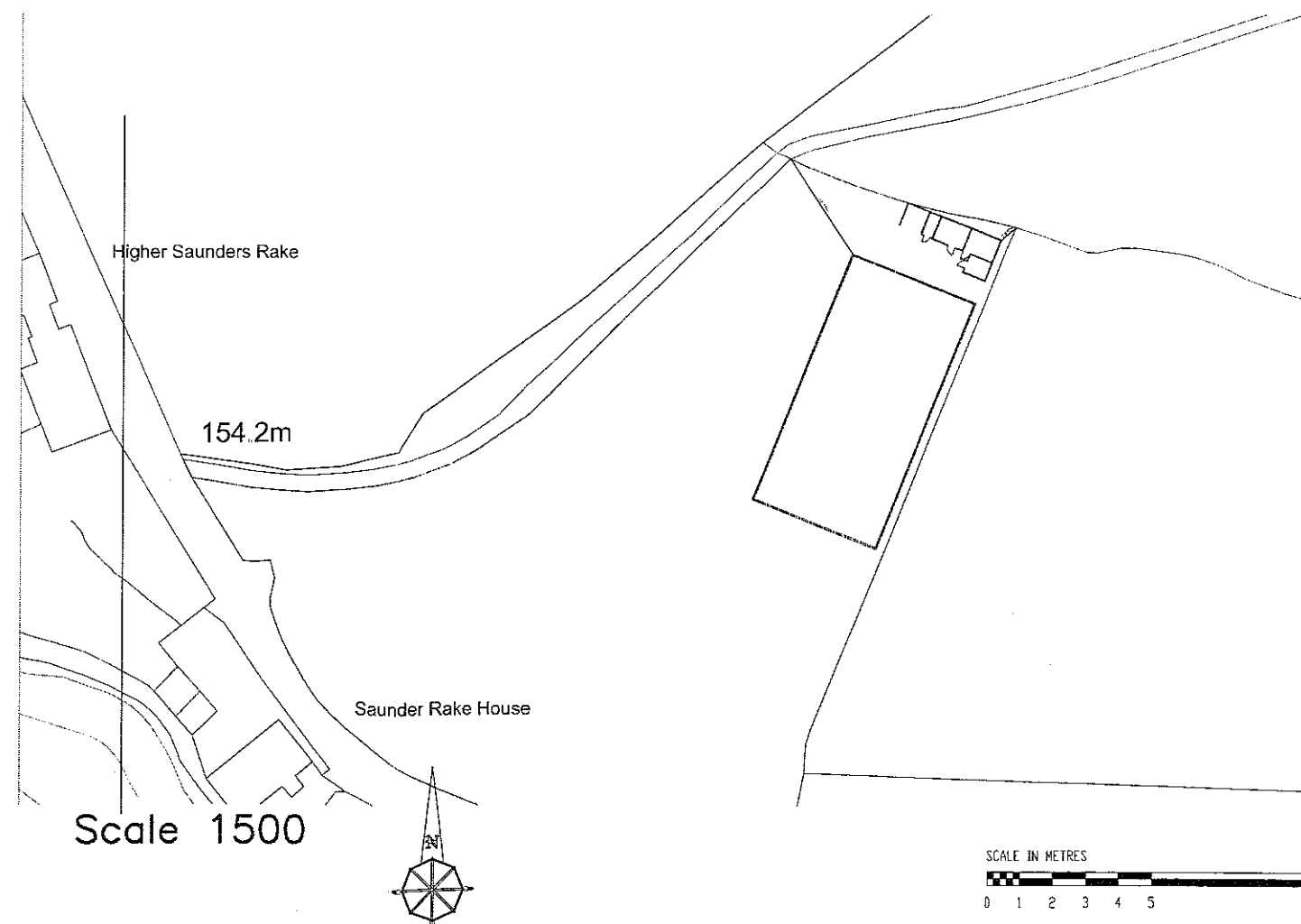


Cross Section of Menage
Scale 1:50

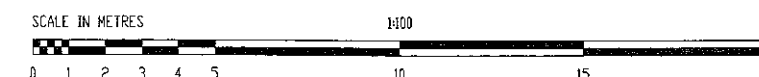


320120538 P

Proposed Layout of Menage



| | | | |
|--|-------------------|----------------|-----------------------|
| Julia Pye | | | |
| Hill Cross Farm, Standish Lane, Cripps, PR3 2NP Tel: 01995 516176 07503557019 email: jpye@standish.co.uk | | | |
| Clients Details: Mrs P Tolson | | | |
| Project Details: New Stable Block, Tack Room and storage with menage for private use only | | | |
| Project Address: Hill Cross Farm, Standish Lane, Cripps, PR3 2NP | | | |
| Drawing No. AC/341/01 | Date June 2012 | Scale 1:100 | Drawn By Julia Pye |
| DO NOT SCALE THIS DRAWING. CHECK ALL DIMENSIONS ON SITE. | | | |
| THIS DRAWING IS PROVIDED BY COPYRIGHT. IF NOT SET BY COPYRIGHT OR BY ANY OTHER FOR ANY PURPOSE, WITHOUT WRITING FROM THE DESIGNER, THIS WILL BE THE DESIGNER'S RESPONSIBILITY. | | | |



320120538P

Design and Access Statement

In Support of a Planning Application for

**Stables / Tack room and storage and a
Ménage for private use only**

**Harling House
Malt Kiln Lane
Chipping
Preston
PR3 2QR**

Appearance

The appearance of the stables have been designed to reflect traditional stables and also to blend into the landscape in which they will be situated.

Landscaping

The only landscaping to take place will be during the construction of the ménage. This will involve the top soil being removed and a membrane added to cover the sub soil this will then be covered with a 100mm clean limestone blinding and then a top covering of sand / rubber mix will be added for the riding surface. The finished level of the ménage will be no higher than the existing field level to ensure the impact on the landscape is minimal and the land levels remain the same.

Amount / Use

The applicant has two thoroughbred horses one being in excess of 18 hands. It is becoming impossible for her to find adequate stabling for her horse due to his size and it makes more sense for her to house the horses on her own land rather than renting stable elsewhere, not only will this reduce her traffic movements but will ensure that she is able to access her horses more frequently and provide better care for them. 3 stables are proposed 2 for the existing horses and one for a new pony which she is hoping to purchase if this application is successful. In addition to the stabling a tack room and open feed / straw store is proposed.

The Ménage will be used to exercise the horses especially during the winter months when access on the land will be limited.

Scale

The Ménage will be 40m x 20m which is the standard BHS recommendation for paddocks of this type. With the stables measuring a total floor area of 67.02m². The stables will have an eaves height of 2.48m and a ridge height of 3.9m. The roof will be on a 25° pitch.

Access

Access to the stables and paddock will be from the existing track which runs from Malt Kiln Lane, to Harling House, this is a private track and is only utilised by the applicant. There is adequate room on the site for the turning and maneuvering of vehicles and room for emergency services if they were ever required on site.

320120538P

Process

The applicant is currently renting stables elsewhere, however her gelding has out grown an conventional stable and he is being housed in a barn. The siting of her horses away from her dwelling is meaning that she is constantly on the road and having to make un necessary car journeys. The applicant owns approximately 30 acres of land. The stables and ménage will be sited in an area of land, which will have no impact on surrounding properties nor have any adverse impact on the surrounding area. It is hoped that by using traditional materials and a green roof that this application will be looked upon favourably and ensure that the applicant can give adequate care to her horses.