



RIBBLE VALLEY
BOROUGH COUNCIL

22 JUN 2012

THE
COUNCIL OF

For office use only

Application No

320120556 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:	Mr	First name:	Isaac	Surname:	Lancaster
Company name:					
Street address:	Horton Grange Farm,		Telephone number:		
Town/City:	Horton		Mobile number:		
	Skipton				
County:	North Yorkshire		Fax number:		
Country:			Email address:		
Postcode:	BD23 3JT				

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

2. Agent Name, Address and Contact Details

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

3. Description of the Proposal

Please describe the proposed development including any change of use:

Cubicle housing extension.

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:			
Town/City:	Horton		
County:	Skipton		
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:

N/A

Description of *proposed* materials and finishes:

Concrete panels and Yorkshire boarding

Roof - description:

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

Brown FRC sheeting

Windows - description:

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

Clear roof sheets as roof lights

9. (Materials continued)

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

N/A

Description of *proposed* materials and finishes:

two 3.5m steel panel gates

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

N/A

Description of *proposed* materials and finishes:

N/A

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

Metalled track/yard

Description of *proposed* materials and finishes:

Metalled track/yard

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

N/A

Description of *proposed* materials and finishes:

Electric strip lighting

Others - description:

Type of other material:

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

N/A

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:

Design and Access statement - Annex 1

Site plan - Annex 2

Location plan - Annex 3

Elevations - Annex 4

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

Slurry store

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. Used for access and storage.

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

9. Employment

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If known, please complete the following information regarding employees:

	Full-time	Part-time	Equivalent number of full-time
Existing employees	4	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?

279.1

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:

Dairy cows will be housed in the proposed building. No machinery, ventilation, air conditioning will be installed in the building.

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: Mr First name: Isaac Surname: Lancaster

Person role: Applicant

Declaration date:

21/06/2012



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:	sole tenant - not applicable			
Number:		Suffix:		
Street:				
Locality:				
Town:				
Postcode:				

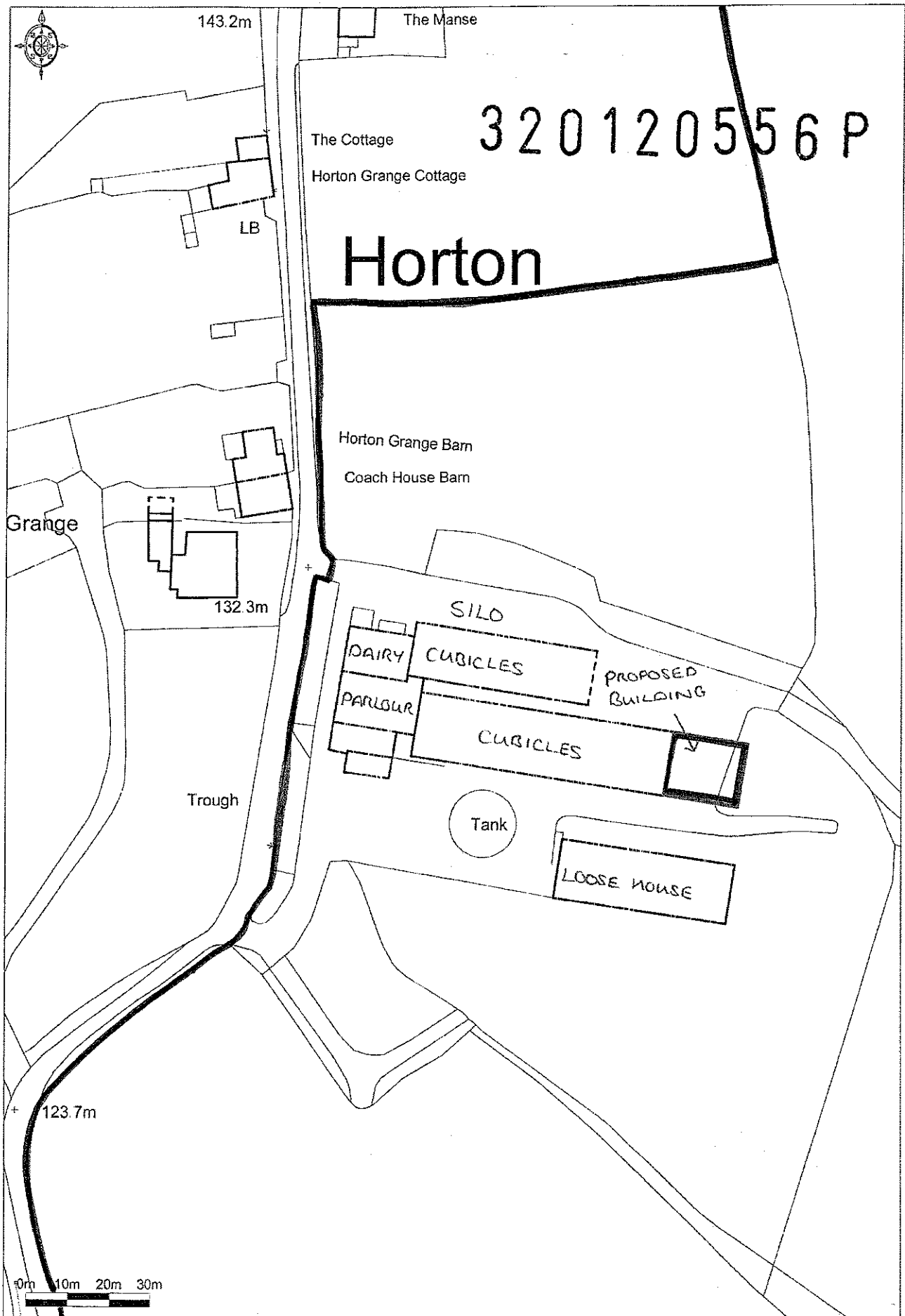
25. Certificates (Agricultural Land Declaration - continued)

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



SITE PLAN

NORTH



320120556P

SILO

CUBICLES

YARD

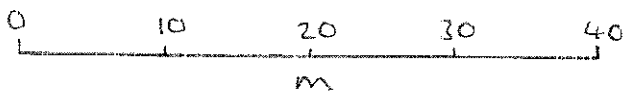
PROPOSED
BUILDING

CUBICLES

Tank

LOOSE HOUSE

SCALE 1:500 @ A4



MORTON GRANDE FARM

MORTON IN CRAVEN

SKIPTON BD23 3ST

320120556P

**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 ISAAC LANCASTER

Application site MORTON GRANGE

Proposed Development CUSICLE HOUSE EXTENSION

Previous Applications

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)

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
ISAAC		FT	60 HR /WK	STOCK	MORTON GRANGE
RICHARD		FT	60 HR /WK	STOCK	MORTON GRANGE
HERDSMAN		FT	48 HR /WK	STOCK	
CASUAL STAFF		FT	48 HR /WK	Maintenance etc	

Misc

Existing Dwellings X2

Other Properties (incl occupiers) N/A

Previously owned properties N/A

Available properties in locality N/A

4. Proposed Development/Applicant's Comments

Need INCREASE IN DAIRY HERD

Siting EXTENSION TO EXISTING CROCKLE HOUSING (SEE PLAN & ELEVATIONS)

Design PORTAL FRAME (SEE PLAN & ELEVATIONS)

Future Plans N/A

5. Financial Details

N/A

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7. Farm Buildings

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

SEE ANNOTATED SITE PLANS

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Planning Application for dairy cow cubicle house extension

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

Design and Access Statement May 2012



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

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1 Introduction

This report contains a design and access statement for the construction of a cubicle house extension at 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. The farm is currently increasing the number of cows in milk and subsequently needs more housing. The proposed extension will house approximately 39 cows to the highest welfare standards.

4 Layout

The proposal is to extend the existing portal frame building towards the west with another portal frame building containing one single and one double row of cubicles, a loafing area within the building and a feed passage along the side, very similar to the existing building. The extension will be built on existing yard area.

5 Scale

The proposed extension will be 13.25 m wide x 18.3 m long x 5.25 high (to the ridge). The building will be 11.75 m clear span with a 1.5 m cantilever feed passage.

6 Landscaping

No landscaping is proposed. The building is in the centre of the farm yard and fully obscured by existing buildings. It is essential not to have any screening which would impede airflow and ventilation.

7 Access

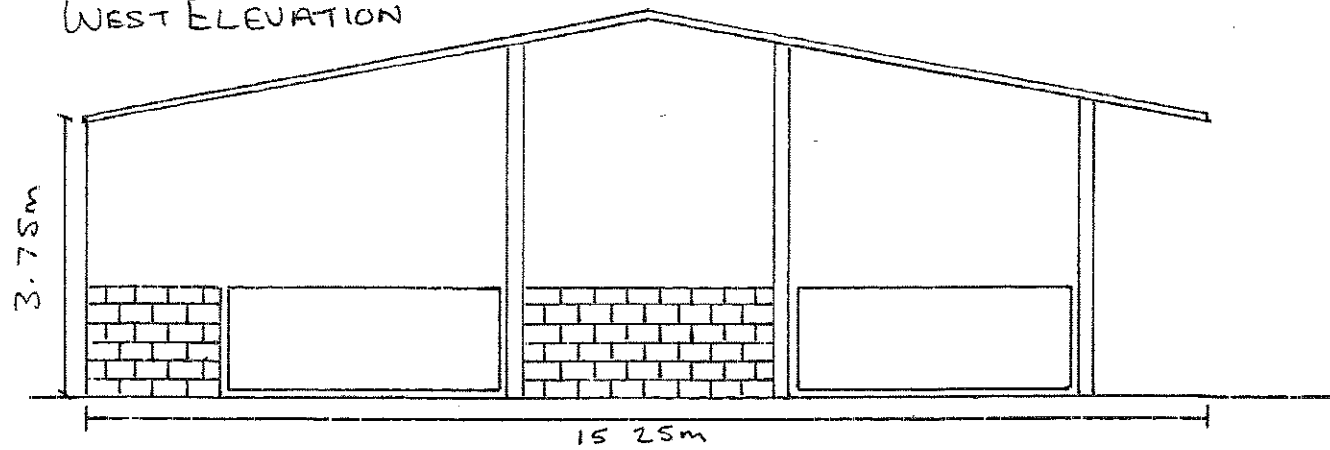
There is existing access to the site, consisting of a metalled track through the farm yard adjacent to the existing building.

8 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.

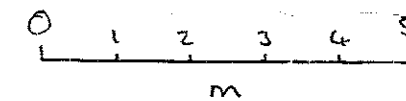
ELEVATIONS FOR PROPOSED CUBICLE HOUSE EXTENSION

WEST ELEVATION



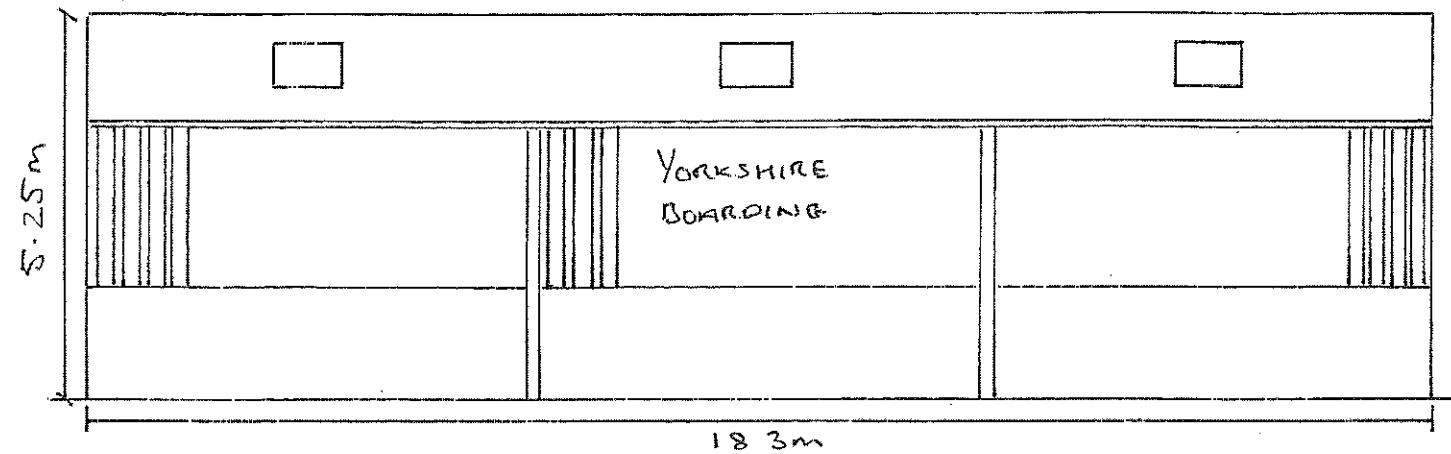
ISAAC LANCASTER
MORTON GRANGE FARM
MORTON - IN - GRAVEN
SKIPTON
BD23 3JT

SCALE @ A3 - 1:100

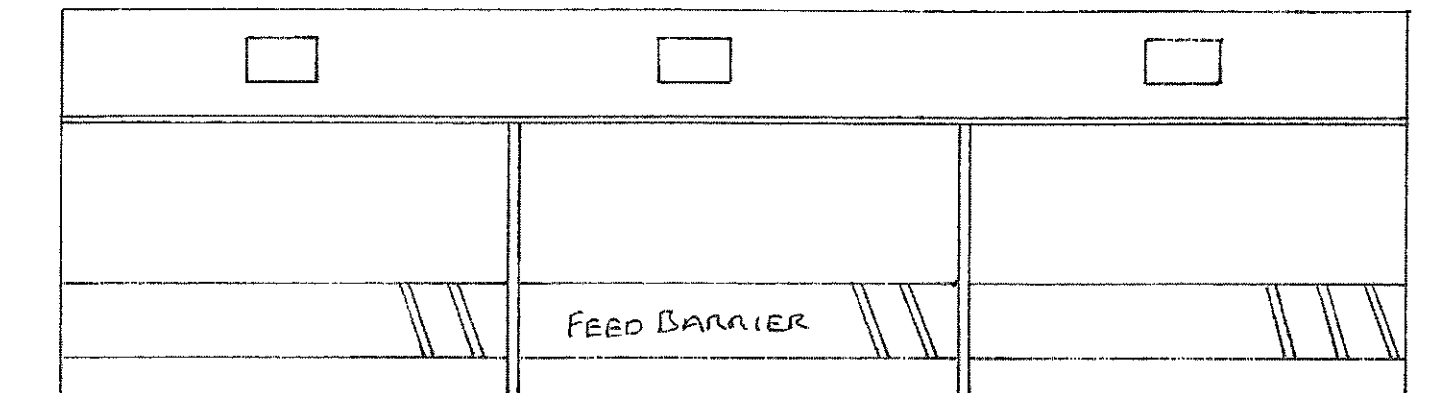


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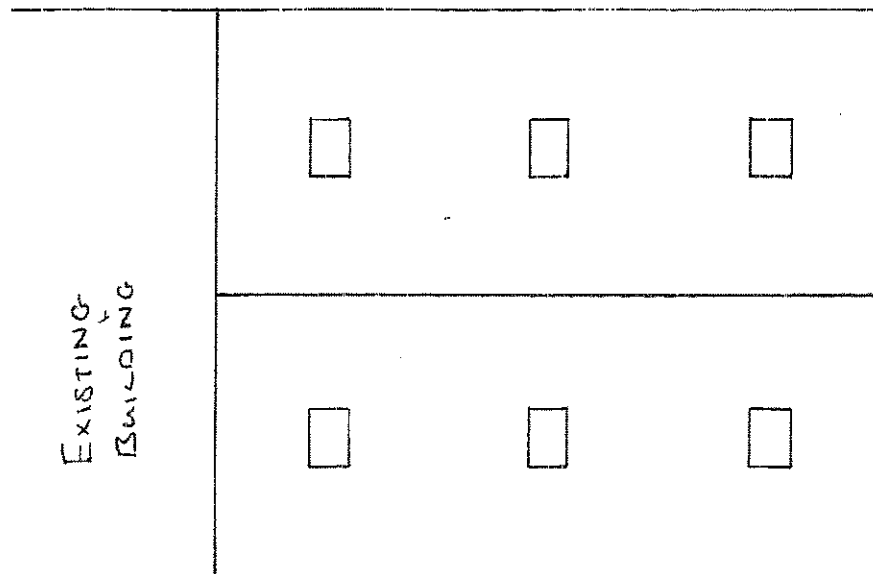
SOUTH ELEVATION



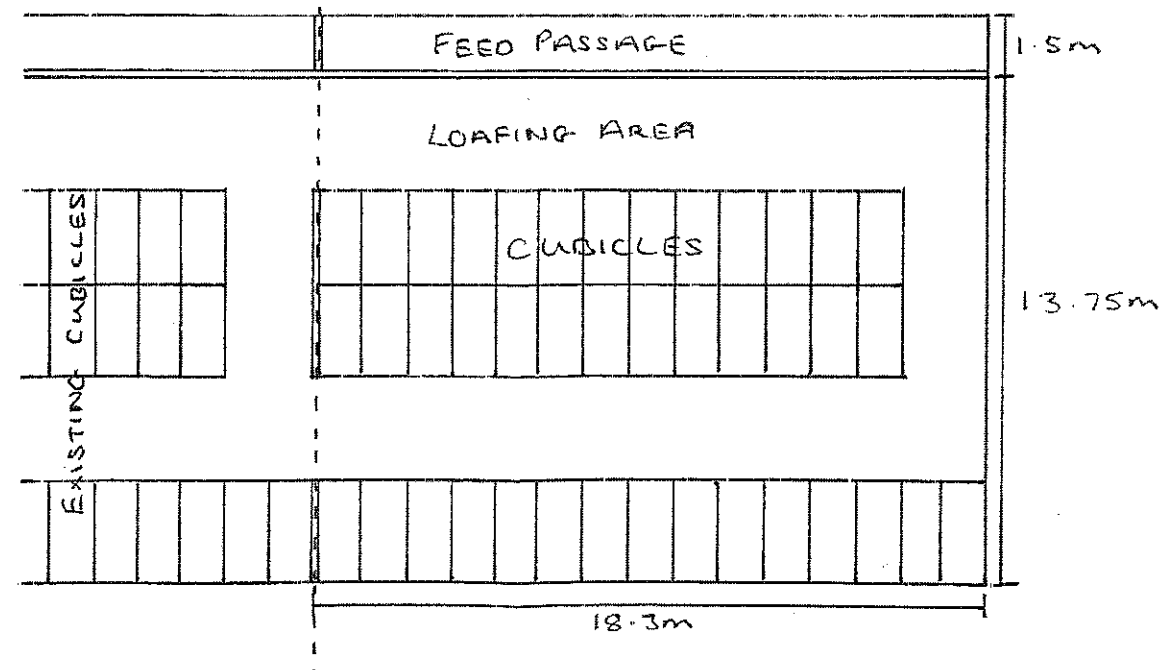
NORTH ELEVATION



ROOF PLAN



FLOOR PLAN



SCALE @ A3 - 1:200

