

25 JUN 2012

FOR THE
ATTENTION OF

For office use only

Application No. 320120561P

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:	Mrs	First name:	ANGELA	Surname:	PORTER
Company name:					
Street address:	Hodder Bank Farm, Dunsop Road				
	Whitewell				
Town/City:	Clitheroe				
County:	Lancashire				
Country:					
Postcode:	BB7 3AU				
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:	Mrs	First Name:	Melanie	Surname:	Lawrenson
Company name:	ML Planning Ltd				
Street address:	2 Nightingale Way				
	Catterall				
	Garstang				
Town/City:	Preston				
County:	Lancashire				
Country:	United Kingdom				
Postcode:	PR3 1TQ				
Telephone number:	Country Code	National Number	Extension Number		
		01995 600733			
Mobile number:					
Fax number:					
Email address:	mel@mlplanning.co.uk				

3. Description of the Proposal

Please describe the proposed development including any change of use:

ENGINEERING OPERATIONS TO FORM EARTH BANKED SLURRY LAGOON AND LAYING OF CONCRETE RAILWAY SLEEPERS TO FORM COW TRACK ACROSS LAND

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)

House: Suffix:

House name: Hodder Bank Farm

Street address: Dunsop Road

Whitewell

Town/City: Clitheroe

County:

Postcode: BB7 3AU

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

Easting: 365536

Northing: 448362

Description:

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)

ml/ap/5124

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:

BUNDED EARTH

Boundary treatments - description:

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

POST AND RAIL STOCK PROOF FENCING

9. (Materials continued)

Others - description:

Type of other material:

COW TRACK

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Description of *existing* materials and finishes:

GRASS

Description of *proposed* materials and finishes:

CONCRETE SLEEPERS

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:

ML/AP/5124/25/826

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)	4	4	0
Short description of Other	TRACTORS		

11. Foul Sewage

Please state how foul sewage is to be disposed of:

Mains sewer

☐

Package treatment plant

☐

Unknown

☐

Septic tank

☐

Cess pit

☐

Other

THIS IS A STORAGE FACILITY FOR SLURRY

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

19. Employment

If known, please complete the following information regarding employees:

	Full-time	Part-time	Equivalent number of full-time
Existing employees	1	1	0
Proposed employees	1	1	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	
Other							☒

21. Site Area

What is the site area?

2,160

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:

STORAGE OF FARM SLURRY
PROVISION OF COW TRACK TO AVOID THE NEED TO HERD THE COWS ON THE PUBLIC HIGHWAY

Is the proposal for a waste management development? ☐ Yes ☒ No

23. Hazardous Substances

Is any hazardous waste involved in the proposal? ☐ Yes ☒ No

4. 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

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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.

Notice recipient		Date notice served
Name:	DAVID STEEL	26/06/2012
Number:		
Suffix:		
Street:	SMITHS GORE,	
Locality:	FULWOOD	
Town:	PRESTON	
Postcode:	PR2 9WT	

Title: Mrs First name: MELANIE Surname: LAWRENSON
Person role: Agent Declaration date: 25/06/2012 ☒ 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:		

Title: Mrs First Name: MELANIE Surname: LAWRENSON
Person role: Agent Declaration date: 25/06/2012 ☒ 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



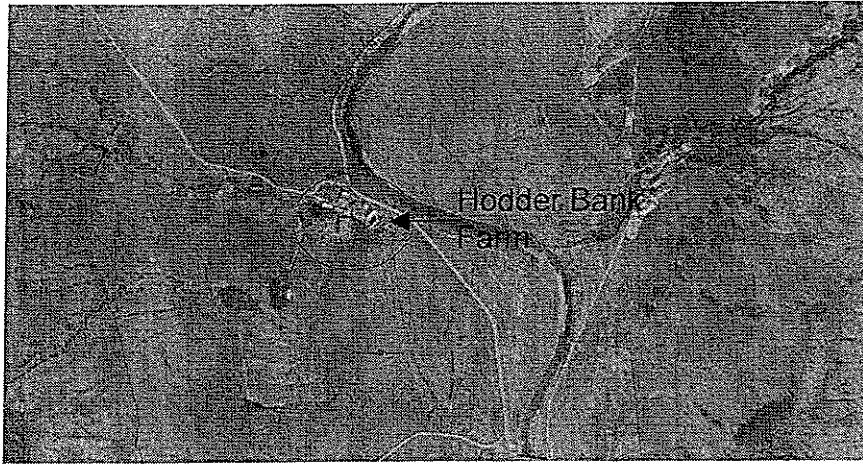
Date: 25/06/2012

320120561P

Design and Access Statement

**In Support of a Planning Application for
Engineering operations to form a New
Earth Banked Slurry Lagoon and laying of
concrete sleepers to form a cow track.**

**Hodder Bank Farm
Dunsop Bridge
Clitheroe
BB7 3AU**



Site

Hodder Bank Farm lies just over a mile to the south of the village of Dunsop Bridge. The surrounding area is predominantly rural with small farms within the immediate vicinity of the site

Amount

One Lagoon is being applied for in conjunction with the applicants existing dairy farm. In addition a concrete sleeper cow track across fields is being applied for.

Use

The lagoon will be used to hold the applicants slurry which is, produced by the 80 strong dairy herd and followers at the farm.

The Lagoon therefore has been designed to hold the maximum capacity needed on the farm without having to extend it in the future. The applicants currently farm 80 dairy cows and approximately 80 young stock at the holding. The farm comprises of 360 acres of grass land. The lagoon will mean fewer trips onto the land to spread slurry, reducing labour, fuel and cost of nitrates, and will provide adequate provision for an increase in the herd size in the future.

The cow track is proposed across the fields connecting the farm to the adjacent road and other cow pastures. The need for the track has arisen due to the applicant being unable to herd the dairy cows along the public highway without additional assistance. The track will alleviate the need to use the road, and become a one man job, as opposed to the difficult and slow procedure of using the road network.

Layout

The lagoon will be rectangular, with a bund of 10m round its perimeter and has been designed to hold the maximum requirement for slurry.

Scale

The lagoon will measure 40 m x 22.5m and will benefit from an earth banked bund on its perimeter this measures 10 m wide but 2.1m of the bund will be inside the pit perimeter. Therefore the overall measurement of the lagoon will be 60 m x 42.5m. The applicants are creating a lagoon of this type as it creates minimal impact on the landscape much less than a traditional ring type store ensuring that the development blends into the natural topography of the site.

The cow track will be 1.8m wide for its entire length of 466 m. Grass will grow through the joins in the sleepers over time.

Landscaping

The only landscaping proposed is that of the bund, this will be permeable soil on the outside edge, i.e sand and gravel to ensure natural drainage. Due to the bund having to contain the slurry within the pit no planting of trees or shrubs is proposed due to potential damage to the walls of the pit by roots as this could cause the bund to fail and pollution to seep into the land.

Appearance

The lagoon will be dug into the ground and a 1.5m high bund created around its perimeter a stock proof fence will be constructed on the top of the bund to ensure that the pit is not accessed by either livestock or humans. This fence will be 1.5m high and will be constructed from posts and stock proof netting.

The track will be at ground level and will not be noticeable as a feature on the landscape.

Access

Access to the lagoon is from the north of the farm from the existing access to the yard, there is adequate room for the turning and maneuvering of vehicles and room for emergency services if they were ever required.

The cow track runs from the farm yard directly south where it meets up at the junction of the road and an existing field access gate.

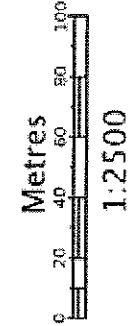
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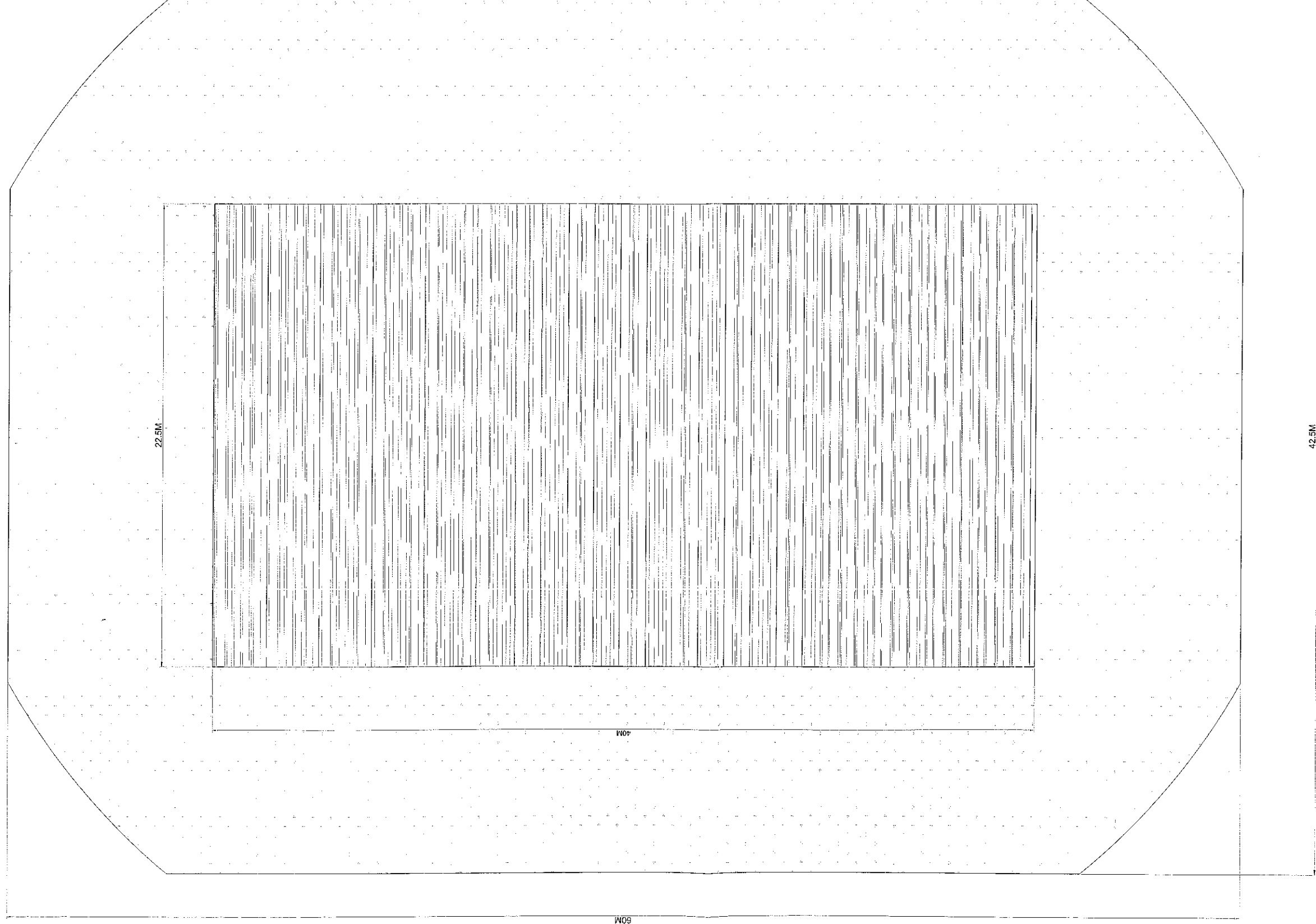
The representation of a road, track or path is no evidence of a right of way. The representation of features as lines is no evidence of a property boundary.



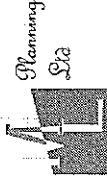
HODDER BANK FARM
DUNSOP ROAD
CLITHEROE
BB7 3AU

Supplied by: Stanfords
Reference: O1432419
Centre coordinates: 365498 448160

320120561P



DRAWN BY:



2Nightingale Way, Catterall, Garstang,
Preston, Lancashire, PR3 1TQ
Telephone 01995 607333
Mobile 07813 296 287
e-mail: me@nplanning.co.uk

CLIENT: ANGELA PORTER

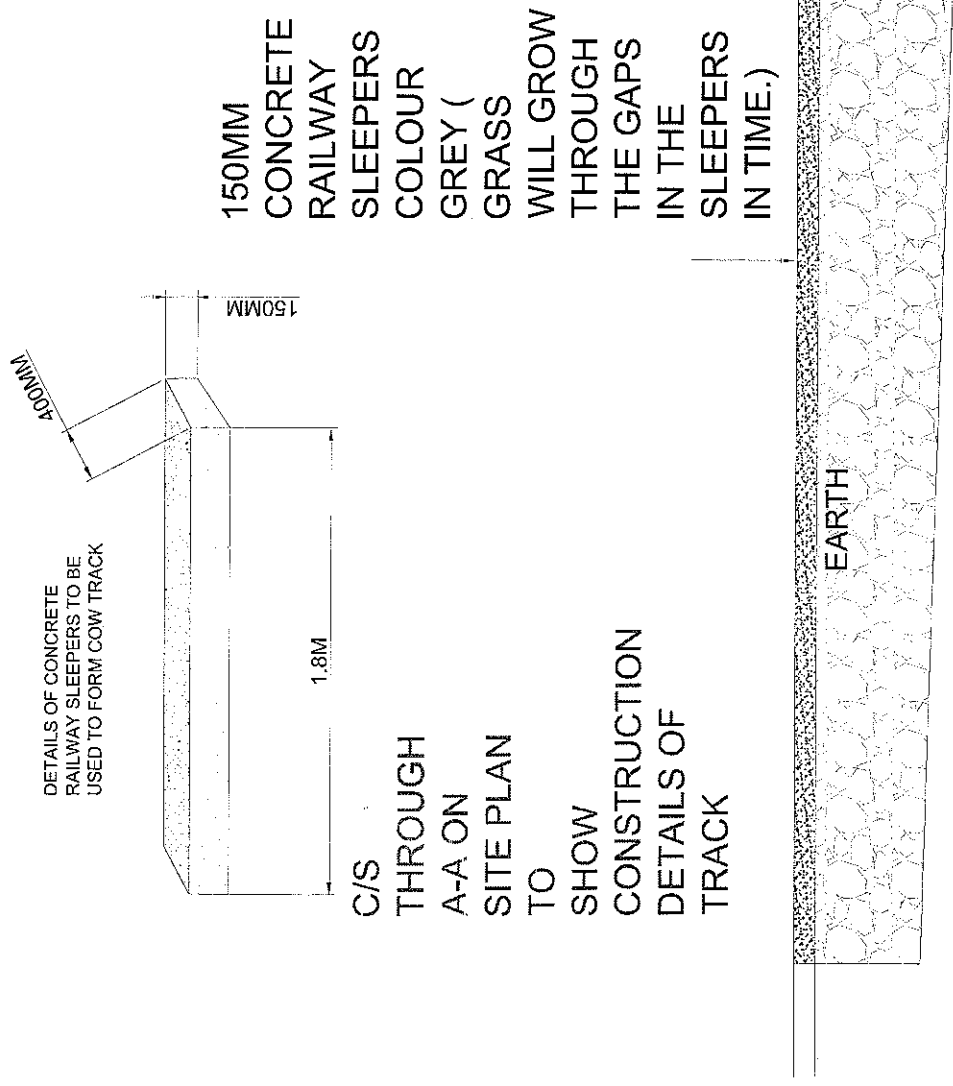
PROJECT: PLAN VIEW
ENGINEERING OPERATIONS TO FORM
EARTH BANK SLURRY LAGOON AND
CONCRETE SLEEPER COW TRACK

LOCATION: HODDER BANK FARM, DUNSOP
BRIDGE, CLITHEROE

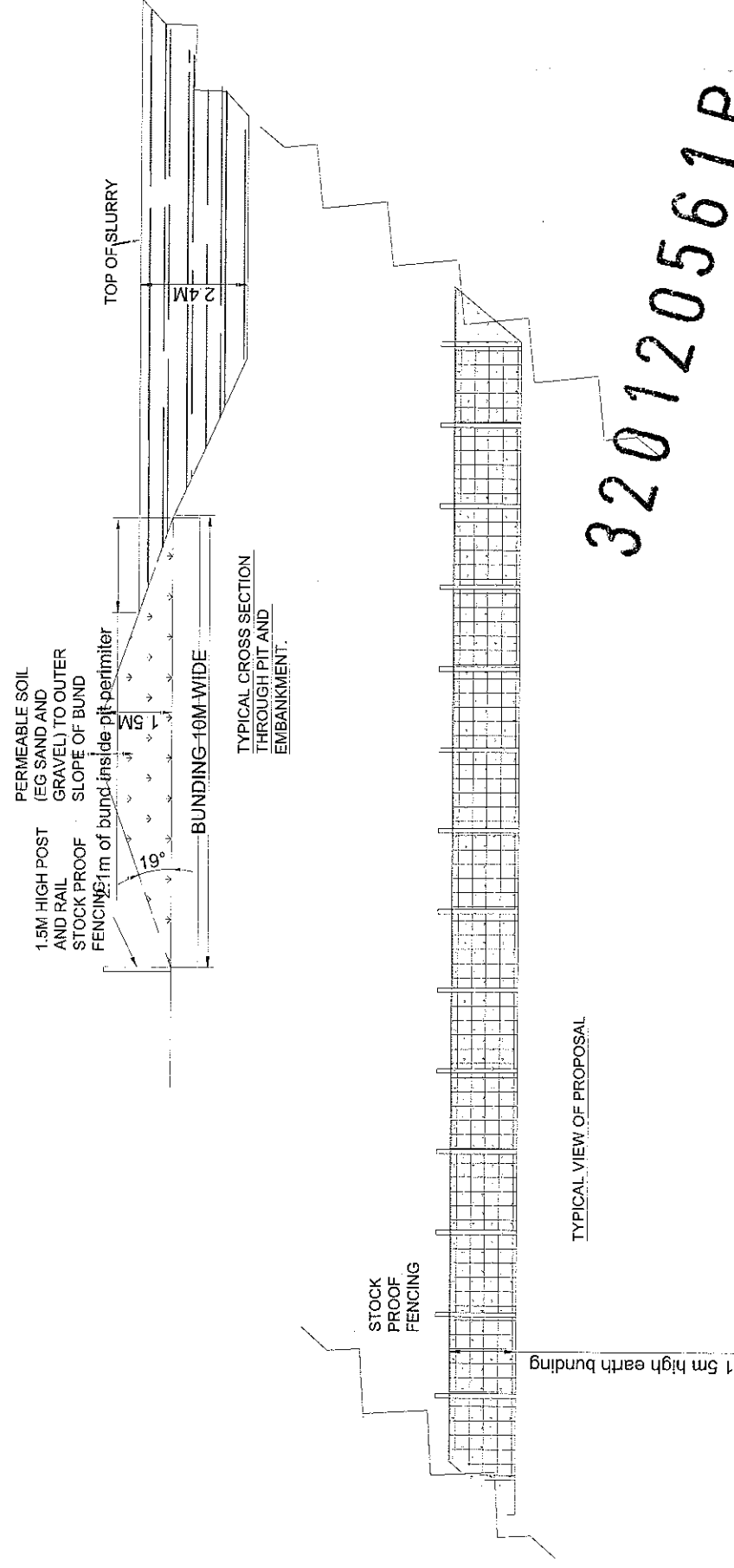
DATE 26 JUNE 12

SCALE 1:100
A1

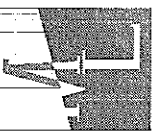
REF MJAP5127



PROPOSED TRACK 466M LONG AND 1.8M WIDE



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DRAWN BY:  2Nightingale Way, Catterall, Garstang, Preston, Lancashire. PR3 1TQ Telephone 01995 600733. Mobile 07813 296 287 e-mail: mel@miplanning.co.uk	CLIENT: ANGELA PORTER PROJECT : ELEVATIONS ENGINEERING OPERATIONS TO FORM EARTH BANK SLURRY LAGOON AND CONCRETE SLEEPER COW TRACK LOCATION: HODDER BANK FARM, DUNSOP BRIDGE, CLITHEROE	DATE 25 JUNE 12 SCALE 1:100 & 1:500 A2 REF ML/AP/5125
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HODDER BANK FARM

SCALE 1:500

concrete track exp/ies
at junction with road
via an existing agricultural field gate

320120561P

DRAWN BY:  2Nightingale Way, Catterall, Garstang Preston, Lancashire. PR3 1TQ Telephone 01995 600733 Mobile 07813 296 287 e-mail: mel@miplanning.co.uk	CLIENT: ANGELA PORTER PROJECT :SITE PLAN ENGINEERING OPERATIONS TO FORM EARTH BANK SLURRY LAGOON AND CONCRETE SLEEPER COW TRACK LOCATION:HODDER BANK FARM DUNSOP BRIDGE CLITHEROE	DATE 25 JUNE 12 SCALE 1:500 A1 REF MLJAP/5126
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