



03 JUL 2012	
FOR THE	ATTENTION OF

For office use only

Application No

Date received

Fee paid £

Receipt No:

320120594P

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:	ROGER	Surname:	MARSDEN
Company name:					
Street address:	Halsteads Farm, Grindleton Road				
Town/City:	West Bradford				
County:	Clitheroe				
Country:	Lancashire				
Postcode:	BB7 4QH				
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		
Mobile number:		01995 600733			
Fax number:					
Email address:	mel@mlplanning.co.uk				

3. Description of the Proposal

Please describe the proposed development including any change of use:

NEW AGRICULTURAL STORAGE BUILDING (SILAGE) AND INSTALLATION OF SOLAR PANELS TO EXISTING BUILDING ROOF

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:	Halsteads Farm		
Street address:	Grindleton Road		
	West Bradford		
Town/City:	Clitheroe		
County:			
Postcode:	BB7 4QH		

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

Easting:	374777
Northing:	444865

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:

NOT APPLICABLE

Description of *proposed* materials and finishes:

TANALIZED TIMBER BOARDS AND CONCRETE PRE CAST / SHUTTERED SILAGE WALL PANELS

Roof - description:

Description of *existing* materials and finishes:

NOT APPLICABLE

Description of *proposed* materials and finishes:

ETERNIT PROFILE SIX R CEMENT FIBRE SHEETS IN NATURAL GREY

9. (Materials continued)

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Others - description:

Type of other material:

SOLAR PANELS

Description of *existing* materials and finishes:

CEMENT FIBRE ROOF IN NATURAL GREY CEMENT FIBRE SHEETS

Description of *proposed* materials and finishes:

PV SOLAR PANELS

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/RM/5126 ELEVATIONS GROUND AND ROOF PLANS
DESIGN AND ACCESS
LOCATION PLAN

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

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:

agricultural land / building

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

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

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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	447.3	447.3
	Total	0.0	0.0	447.3	447.3

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
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19. Employment

If known, please complete the following information regarding employees:

	Full-time	Part-time	Equivalent number of full-time
Existing employees	1	3	0
Proposed employees	1	3	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?

447.3

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 SILAGE.

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: Mrs First name: MELANIE Surname: LAWRENSON

Person role: Agent

Declaration date: 03/07/2012

☒ 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

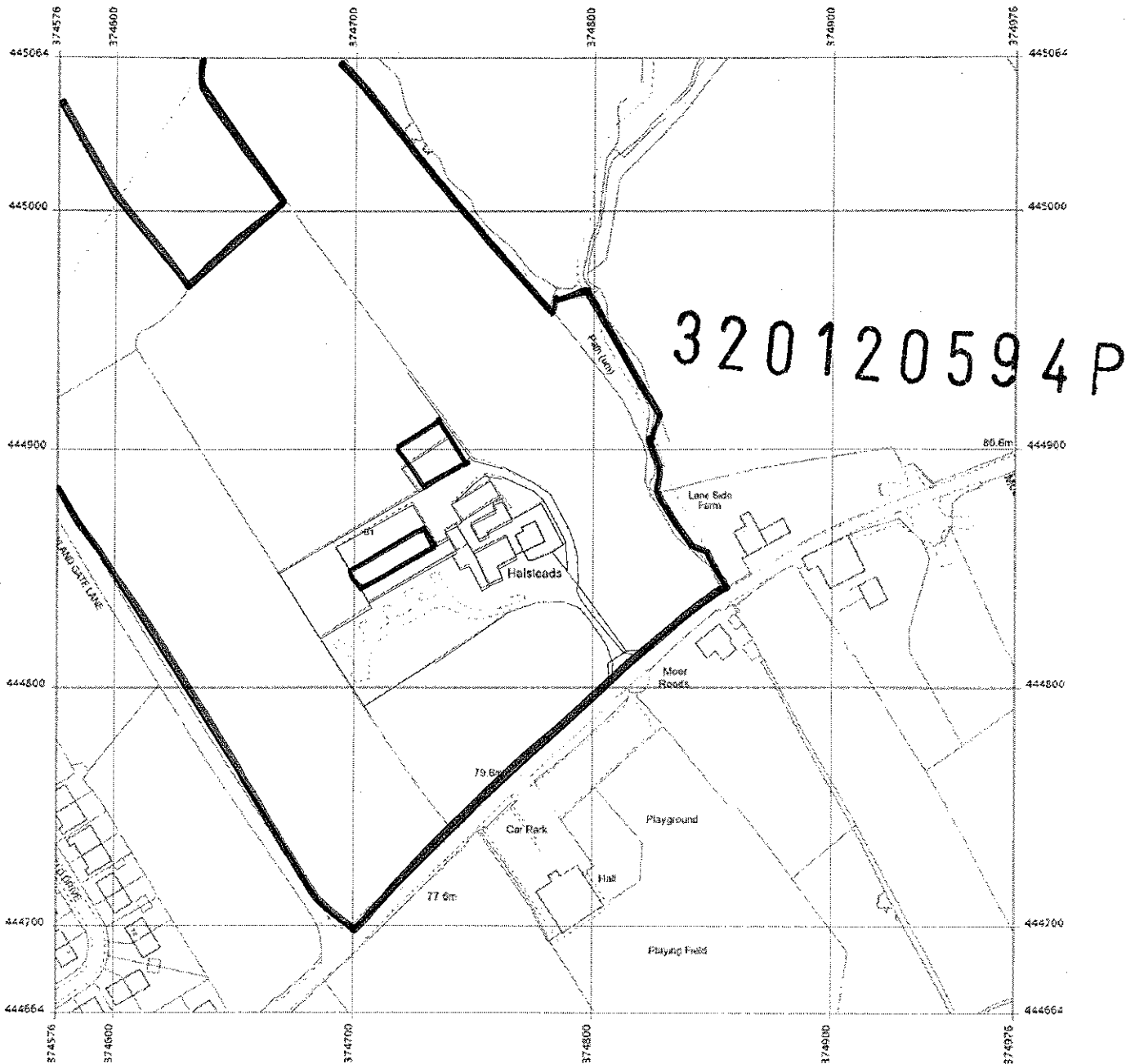
Title: First Name: Surname:
Person role: Declaration date: ☒ Declaration Made

26. Declaration

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



Date



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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

Metres

 0 20 40 60 80 100

 1:2500



HALSTEADS FARM

 GRINDLETON ROAD

 CLITHEROE

 BB7 4QH

Supplied by: Stanford's

 Reference: 01432416

 Centre coordinates: 374776 444864

Design and Access Statement

**In Support of a Planning Application for
Agricultural Storage Building (silage
clamp) and installation of solar panels to
roof of existing agricultural building**

**Halsteads Farm
Grindleton Road
Clitheroe
BB7 4QH
Messers Marsden**

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ML Planning Ltd

Appearance

The proposed building will be located off the existing farm yard, on a partial concrete base, with some digging out to provide a level floor. Materials are Eternit profile six cement fibre sheets in natural grey to the roof, and tanalized timber Yorkshire boards to the sides above concrete pre cast silage panels at 3m high. These materials are all in keeping with the existing buildings on the farm. The applicant intends to harvest the rainwater off the roof and use it for cattle drinking water.

The solar panels will be installed to the southern pitch of the existing building in the yard, annotated on the plan as B1

Landscaping

No landscaping is proposed as part of this application. The applicant will maintain the farm yard around the building as necessary.

Use

The building will be used as a silage clamp, and the roof will prevent any dirty water run off, as required under NVZ regulations and is part of a grant aided scheme to minimise contamination of watercourses, which is being funded by Livestock North West.

The solar panels will assist in the energy requirements of the working farm which milks 250 sheep, and fattens beef cattle amounting to 280 head of cattle of varying ages at any one time.

Layout

The silage clamp will be located immediately off the existing farm yard, and will utilise an existing concrete base for part of its floor space, the remainder will be created in the adjacent field.

The solar panels will be installed on the southern facing roof pitch of the existing building B1

Scale

The building is in keeping with the existing buildings on the farm, and is well related to the existing range of buildings.

Access

Access to the building is from the existing farm yard, access is good. There is adequate room on site for the turning and manoeuvring of vehicles and room for emergency services within the farm yard if they were ever required on site.

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ADDITIONAL INFORMATION REQUIRED FOR NEW
AGRICULTURAL BUILDINGS AND FARMHOUSES



Ribble Valley Borough Council

Application No: PP-02063042

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 ROGER MARSDEN

Application site HALSTEADS FARM

Proposed Development ROOFED STORAGE CLAMP

Previous Applications COVERING MIDDEN (OCT 2010)

1. Land - (Total Areas in Hectares)

Owned 10 HECTARES

Rented 391 HECTARES

Short-term

Land use: Pasture 349 Meadow 42 Crop 10 Crop

Land Quality (DA/SDA/NVZ) DA + SDA + MOORLAND

2. Enterprise

Dairy: Pedigree/commercial Dairy Cows

In-calf heifers Bulling heifers Calving

Young stock Milk Quota

Beef Breeding: Suckler cows

Calving 63 Heifers 10 Calves 64

Beef Rearing: Store Cattle (ages) 43 YEARLINGS

Calves 50 Age at purchase 2 WKS Age at sale 15-18 MONTHS Bulls

Sheep: ~~Pedigree~~/commercial Breeding ewes 645 Lambs 1300 Store sheep

Lambing period MARCH → APRIL Lambing location LOWCOCKS FARM

Other 250 DAIRY EWES - LAMBING JAN-FEB (200) MAY (50)

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3. Labour & Accommodation

Name	Age	Basis (F/t, P/t, Cas)	Hours of work/length	Main duties	Address and years
ROGER MARSDEN	39	PE	30 HR/WEEK APPROX	GENERAL	HOLLYCROFT 12 YRS
NAT MARSDEN	35	PE	30 " "	GENERAL	BUCKS FARM 14 YRS
NIKE MARSDEN	35	PE	20 " "	MILKING + STOCK	HOLLYCROFT 8 YRS
MATT BAMFORD	42	PE	20 " "	TRACTOR WORK GENERAL	3 YRS
BART MARSDEN	74	PE	10	STOCK WORK	HALSTEAD'S FARM 36 YRS
FRANK BROWN	60	PE	10 " "	MILKING	10 HIPPODYS WAY 4 YRS
Misc					

Existing Dwellings HALSTEAD'S FARM HOUSE + BUCKS FARM HOUSE

Other Properties (incl. occupiers)

Previously owned properties

Available properties in locality

4. Proposed Development/Applicant(s) Comments

Need CURRENTLY TRANSPORTING VAST MAJORITY OF FEED FROM LOWCOCKS FARM 1 MILE AWAY. SILAGE CLAMP WOULD ENABLE US TO HARVEST GRASS SPECIFICALLY FOR DAIRY EWES AT HALSTEAD'S FARM.

Siting IN CURTAINAGE OF EXISTING BUILDINGS, IN CLOSE PROXIMITY TO SHEEP ACCOMMODATION

Design STEEL PORTAL FRAME WITH CEMENT FIBRE ROOF. CONCRETE PANELS + YORKSHIRE BORDING TO GABLES. CONCRETE FLOOR TO COMPLY WITH CURRENT ~~SSAFO~~ SSAFO REGS

Future Plans NONE AT PRESENT

5. Financial Details50% ~~FINANCED~~ FUNDED BY THE BUSINESS50% ~~FINANCED~~ BY GRANT APPLIED FOR

LIVESTOCK NORTHWEST FOR COVERING SILAGE CLAMP

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7. Farm Buildings

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

STONE BARN

STONE SHEPPON

COVERED MIDDEN

3 SINGLE PITCH LOOSE BOXES

TRADITIONAL STONE BUILDING

STEEL PORTAL SHED

HAY & STRAW STORAGE

HEIFER ACCOMMODATION IN WINTER

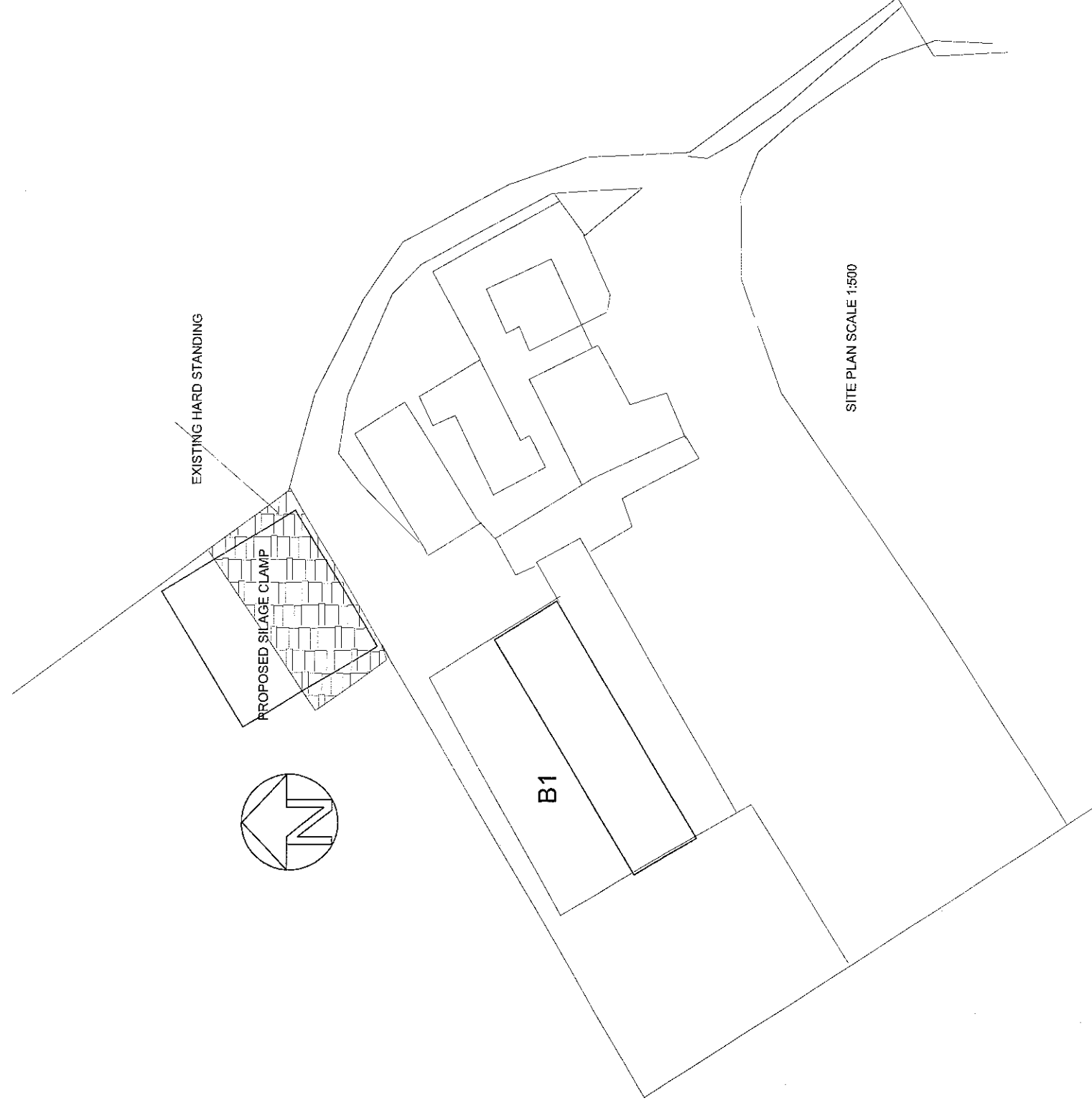
MANURE STORAGE

CALVING BOXES / REARING CAMBS

STORAGE / WORK SHOP

DAILY FINE ACCOMMODATION / PARLOUR

SUCKLER COW ACCOMMODATION



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DRAWN BY:



**Planning
Ltd**

2 Nightingale Way, Catterall, Garstang,
Preston, Lancs, PR3 1TQ
Telephone 01995 600733.
Mobile 07813 296 287
e-mail: me@mplanning.co.uk

CLIENT: MR MARSDEN

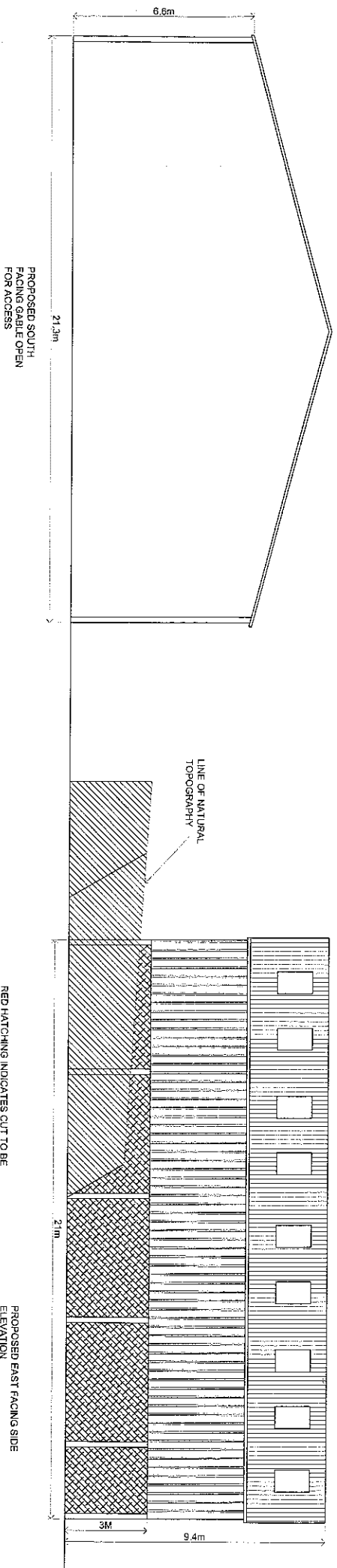
PROJECT: SITE PLAN
NEW AGRICULTURAL STORAGE BUILDING
(SILAGE) AND INSTALLATION OF SOLAR
PANELS TO EXISTING BUILDING ROOF

LOCATION: HALSTEADS FARM, GRINDLETON
ROAD, WEST BRADFORD, CLITHEROE

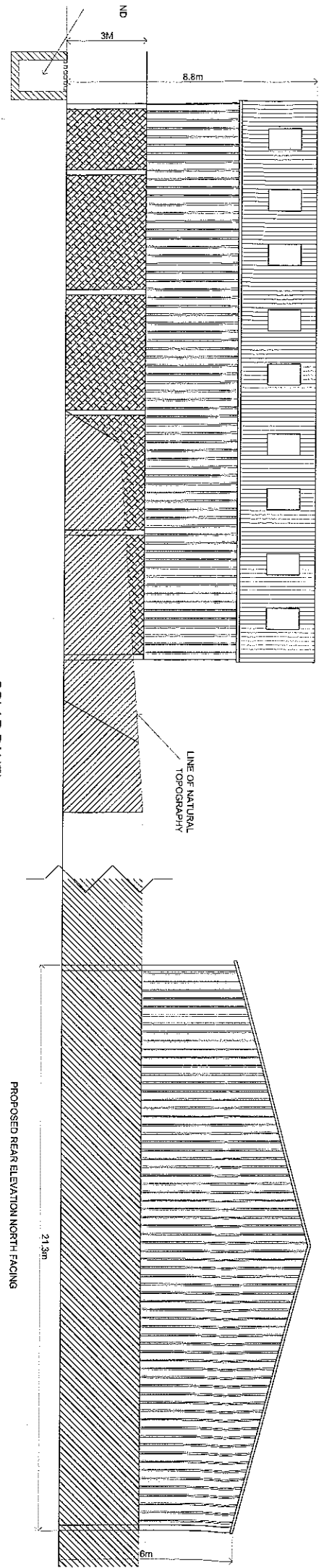
DATE: 24 JUNE 12

DWG NO: ML/RM/5126A

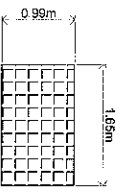
SCALE: 1:200
A2



MATERIALS:- ROOF ETERNIT PROFILE SIX R CEMENT FIBRE SHEET
IN NATURAL GREY
WALLS:- TANKALIZED TIMBER YORKSHIRE BOARDS AND CONCRETE
PRE CAST SILAGE WALL PANELS



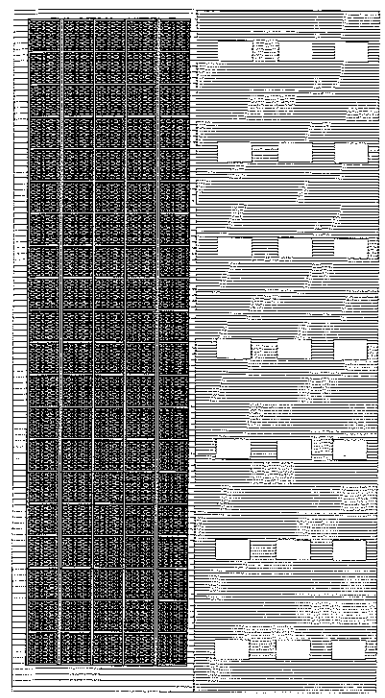
SOLAR PANEL
DIMENSIONS
SCALE 1:50



HEIGHT OF PANELS
FROM ROOF 85MM
45mm
solar panels to southern pitch of roof

ROOF PLAN SCALE 1:200

PLAN VIEW OF BUILDING B WITH
SOLAR PANELS TO ROOF



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PLAN VIEW, OPEN PLAN STORAGE OF BULK SILAGE

DRAWN BY:

Planning

Ltd

2 Nightingale Way, Caneville, Garsington,
Oxford, Oxfordshire, OX4 1JQ
Telephone: 01895 680733
Mobile: 07813 206 287
e-mail: me@pnhplanning.co.uk

CLIENT: MR MARSDEN

PROJECT: NEW AGRICULTURAL STORAGE
BUILDING (SLAGE) AND INSTALLATION OF
SOLAR PANELS TO EXISTING BUILDING
ROOF

LOCATION: HALSTEDS FARM, GRINDLETON
ROAD, WEST BRADFORD, CUTHBERT

DATE: 24 JUNE '12

DWG NO: M/RM5125

SCALE: 1:100 & 1:200

A1

SLATED
UNDERGROUND
TANK FOR
COLLECTION OF
DRY WATER RUN
OFF