



RIBBLE VALLEY
BOROUGH COUNCIL

For office use only

Application No

320120599P

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

11 MAY 2012

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.

FOR THE

1. Applicant Name, Address and Contact Details

Title:	Mr	First name:	J	Surname:	Parker
Company name:					
Street address:	C/o Agent				
Town/City:					
County:					
Country:					
Postcode:					
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:	Mr	First Name:	Alan	Surname:	Kinder
Company name:	Avalon Town Planning				
Street address:	2 Reedley Business Centre Redman Road				
Town/City:	Reedley				
County:	Burnley				
Country:	Lancashire				
Postcode:	United Kingdom				
Telephone number:	01282834834				
Mobile number:					
Fax number:					
Email address:	planning@avalontp.co.uk				

3. Description of the Proposal

Please describe the proposed development including any change of use:

Erection of agricultural building

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:	Little Middop Farm		
Street address:	Burnley Road		
	Gisburn		
Town/City:	Clitheroe		
County:			
Postcode:	BB7 4JN		

Description:

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

Easting:	384146
Northing:	445688

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:

Blockwork / Yorkshire Boarded timber cladding

Roof - description:

Description of *existing* materials and finishes:

N/a

Description of *proposed* materials and finishes:

Profile sheet roof covering

Windows - description:

Description of *existing* materials and finishes:

N/a

Description of *proposed* materials and finishes:

N/a

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Doors - description:

Description of existing materials and finishes:

N/a

Description of proposed materials and finishes:

Timber cladding

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:

PARKE/01 Dwg01

PARKE/01 Dwg02

PARKE/01 Dwg03

PARKE/01 Dwg04

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	N/a		

11. Foul Sewage

Please state how foul sewage is to be disposed of:

Mains sewer

☐

Package treatment plant

☐

Unknown

☒

Septic tank

☐

Cess pit

☐

Other

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	130.0	130.0
	Total	0.0	0.0	130.0	130.0

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
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19. Employment

If known, please complete the following information regarding employees:

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	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?

780.57

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: Mr First name: A Surname: Kinder

Person role: Agent Declaration date: 22/05/2012 ☒ 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

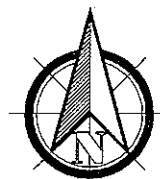
(A) None of the land to which the application relates is, or is part of an agricultural holding

(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:	N/a				
Number:		Suffix:			
Street:					
Locality:					
Town:					
Postcode:					

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Site Plan - 1:500

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A682 BURNLEY ROAD

Existing Dry Stone Wall

Field Gate

Timber Post
and Rail Fence

Current Proposed
Agricultural Building

Yard Area

SITE PLAN

Site: Proposed Agricultural Building,
Little Middop Farm,
Burnley Road,
Gisburn

Client: Mr John Parker

Drawn: NYB

Date: 03.05.12

Scale: 1:500 @ A4

Project No: PARKE/01 Dwg 03

Amendments:

Notes:

All work is to be carried out to the latest current British standards Codes of Practice and recognised working practices. All work and materials should comply with Health and Safety legislation and to be approved by the Local Authority Planning / Building Control Officer. All dimensions are in millimetres unless where explicitly shown otherwise. The contractor should check and clarify all dimensions as work proceeds and notify the design team of any discrepancies. Do not scale off the drawings, if in doubt ask. Avalon Chartered Town Planning are not liable for work undertaken prior to Full Planning Consent and/or Building Regulations Approval

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Town Planning - Architectural Design - Building Regulations - Surveying

Phone: 01282 834834 **Fax:** 01282 451666

Web: www.avalontp.co.uk Email: planning@avalontp.co.uk
2 Rosdley Business Centre, Radman Road, Burnley, Lancashire, BB10 2TY

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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 John PARKER
 Application site LITTLE MIDDOP FARM, BURNLEY RD, GARBURN
 Proposed Development AGRICULTURAL BUILDINGS
 Previous Applications NIL

1. Land - (Total Areas in Hectares)

Owned 9 ACRES

Rented NONE

Short-term NONE

Land use: Pasture 4 ACRES Meadow 5 ACRES Crop
 Land Quality (DA/SDA/NVZ) DA Crop

2. Enterprise

Dairy: Pedigree/commercial Dairy Cows

In-calf heifers Bulling heifers Calving
 Young stock Milk Quota

Beef Breeding: Suckler cows

Calving Heifers Calves

Beef Rearing: Store Cattle (ages)

Calves Age at purchase Age at sale Bulls
 Sheep: Pedigree/commercial Breeding ewes 25 Lambs 37 Store sheep
 Lambing period MID MARCH / APRIL Lambing location OUTSIDE AT PRESENT
 Other

3. Labour & Accommodation

Name	Age	Basis (F/t, P/t, Cas)	Hours of work/length	Main duties	Address and years
John ADRIER	65+	RETIRED		PART TIME HOBBY FARMING	69.

Misc

Existing Dwellings YES

Other Properties (incl occupiers) N/A
Previously owned properties N/A
Available properties in locality N/A

4. Proposed Development/Applicant(s) Comments

Need NO BUILDINGS ON HOLDING.

Siting CLOSE TO DRAINAGE AND ACCESS ROAD FOR SECURITY

Design STANDARD FLEXIBLE PORTAL FRAME BUILDING

Future Plans NONE

5. Financial Details

N/A

7. Farm Buildings

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

None

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DESIGN AND ACCESS STATEMENT

SITE: LITTLE MIDDOP FARM, BURNLEY ROAD, GISBURN, BB7 4JN

PROPOSAL: ERECTION OF AGRICULTURAL BUILDING

1 ASSESSMENT

- 1.1 Little Middop Farm is situated in open countryside between Gisburn and Blacko fronting the A682. The farmhouse itself is sited on the western side of the A682, gable on to the road in a hollow. Land in the vicinity is undulating and primarily in agricultural use and characterised by the stone walls, hedges with mature trees that form the field boundaries. Historically on the retirement of the applicant some years ago, the working farm was sold off from the farmhouse which along with range of traditional and modern agricultural building are now in separate ownership.
- 1.2 Little Middop Farm now comprises the original farmhouse with an attached double garage together with 9 acres of agricultural land but no other buildings.
- 1.3 Policies in the development plan are informed by government advice contained within the recently published National Planning Policy Framework (NPPF) which replaces previous planning policy guidance and planning policy statements. The development plan currently includes policies saved from the Ribble Valley Districtwide local plan. Saved policies of relevance include ENV2 which seeks to ensure that development protects, conserves and wherever possible enhances the landscape and character of the areas adjacent to the ANOB, G1 which sets out a number of development control criteria and G5 which limits development outside the settlement boundaries to specific use including that necessary for the purposes of agriculture.

2 INVOLVEMENT

- 2.1 Given the relatively minor nature of the development then this proposal has not necessitated in engaging in the formal pre application process with the Local Authority.

3 EVALUATION

- 3.1 Since formally retiring some years ago my client has chosen to remain active by continuing to keep a relatively small flock of breeding sheep. This has also been a means of maintaining the 9 acres of agricultural land retained with the farmhouse.
- 3.2 Over recent years this small enterprise has been run from the applicant's double garage but given the sites open location then this is not sustainable going forward as there is the need to lamb sheep indoors and also the unit need secure indoor storage for agricultural equipment.

4 DESIGN

- 4.1 The building is to be constructed with a conventional steel portal frame which is to be clad with a blockwork plinth with Yorkshire boarding above and a profiled steel roof covering.
- 4.2 The building will measure 13.9 metres by 9.4 metres with a height to eaves and ridge of 3.05m and 4.10m respectively.
- 4.3 It is intended to site the building to the north of the farmhouse, immediately adjacent to the access track but behind an existing natural stone wall to the rear. This siting has been chosen to minimise the impact on the landscape and also provide good accessibility and overall site security.
- 4.4 It is also intended to create a small collecting yard in front of the building which is to be contained by post and rail fencing.

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- 5.1 This application raises no issues in respect of access to the site given its siting is adjacent to the existing access track leading from the A682.

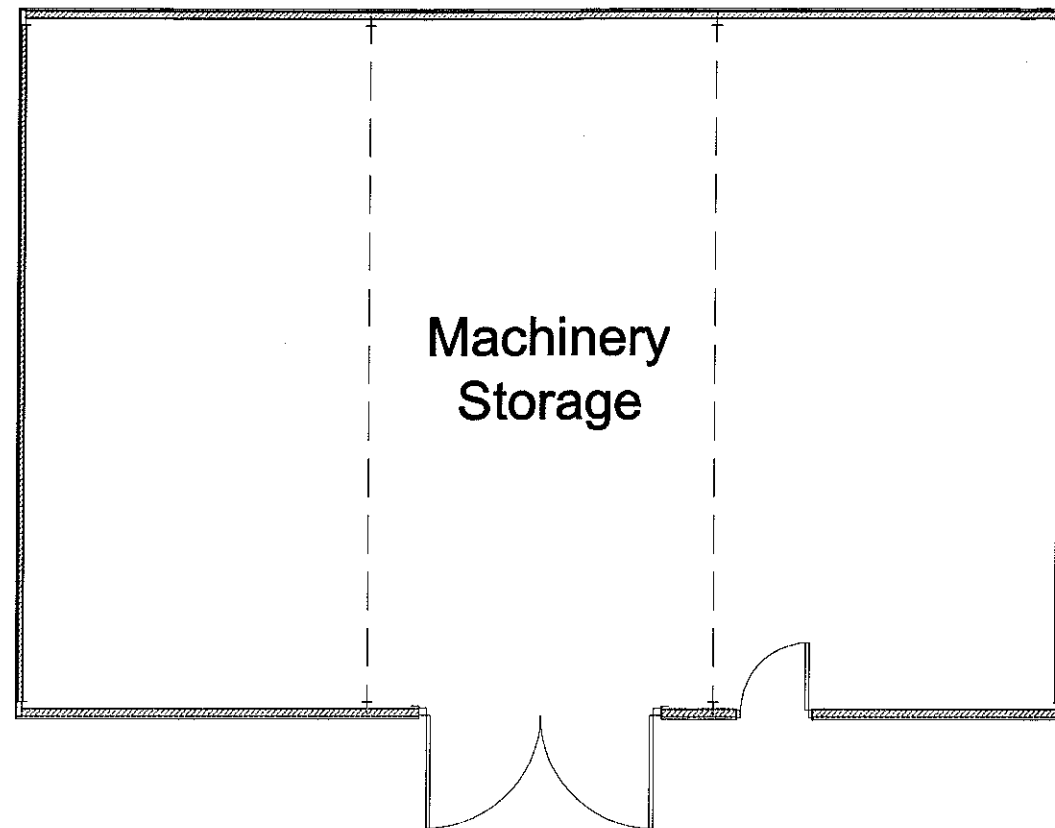
JUNE 2012

Directors - Alan Kinder, Dip.T.P (Leeds) MRTPI & Val Kendall

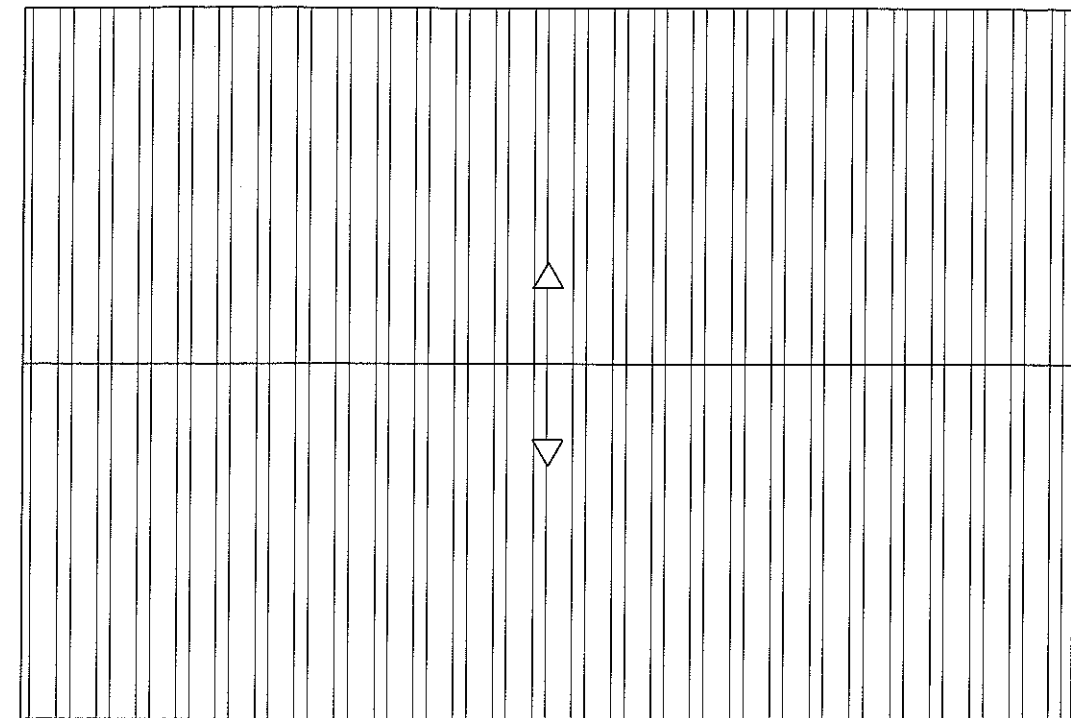
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Floor Plan



Roof Plan

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FLOOR PLAN

Site: Little Middop Farm,
Burnley Road,
Gisburn

Client: Mr John Parker

Drawn: NYB

Date: 02.05.12

Scale: 1:100 @ A3

Project No: PARKE/01 Dwg 01

Amendments:

Notes:

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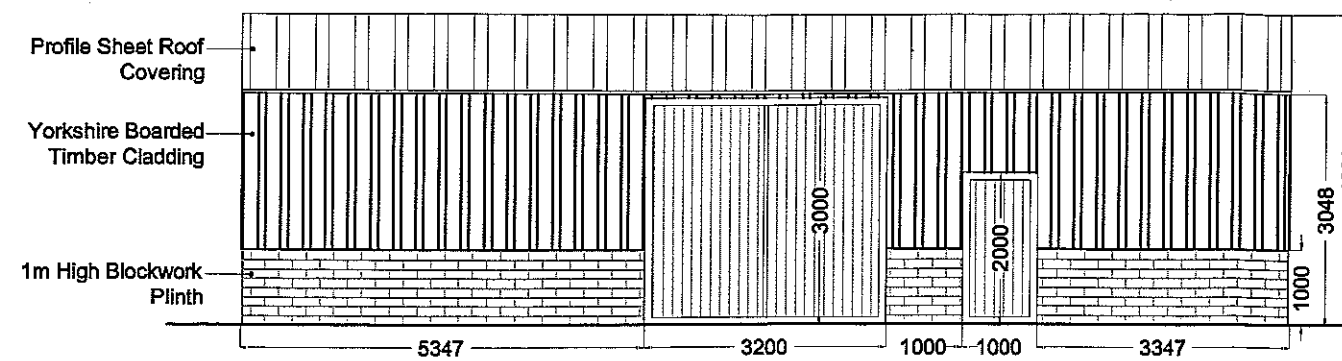
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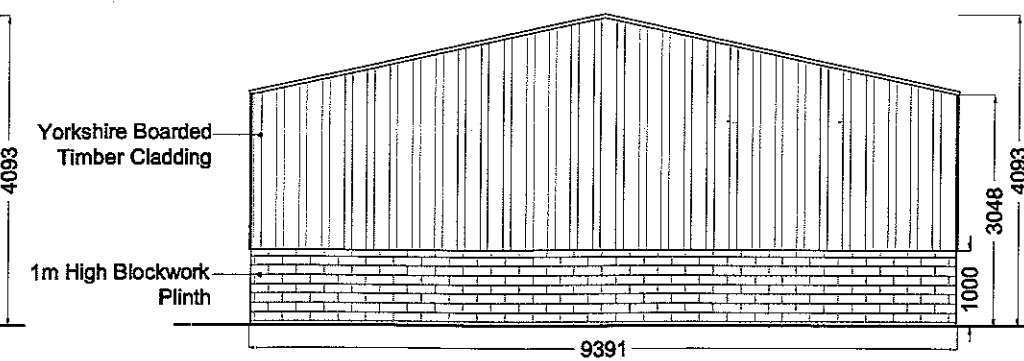
Town Planning - Architectural Design - Building Regulations - Surveying

Phone: 01282 834834 **Fax:** 01282 451666

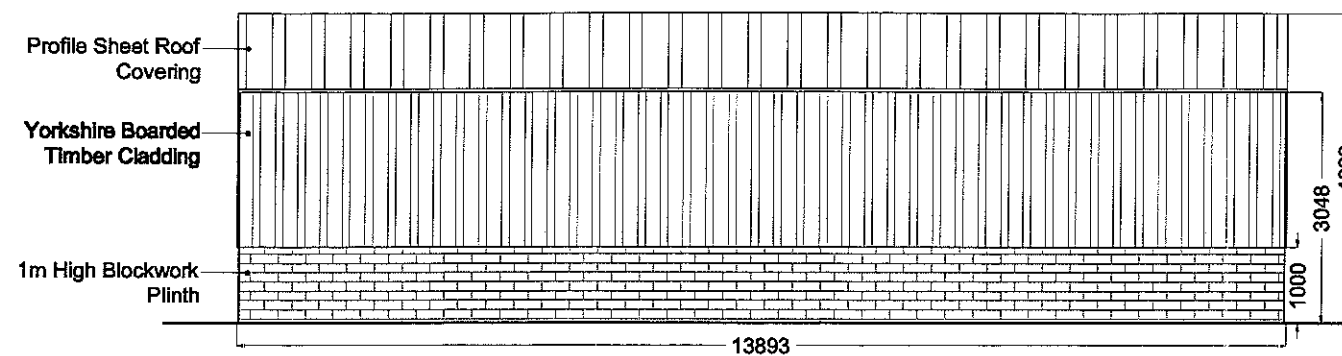
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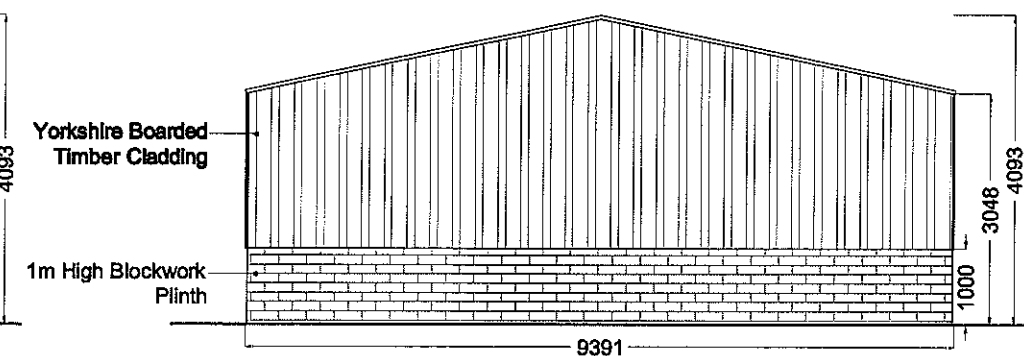
Front Elevation



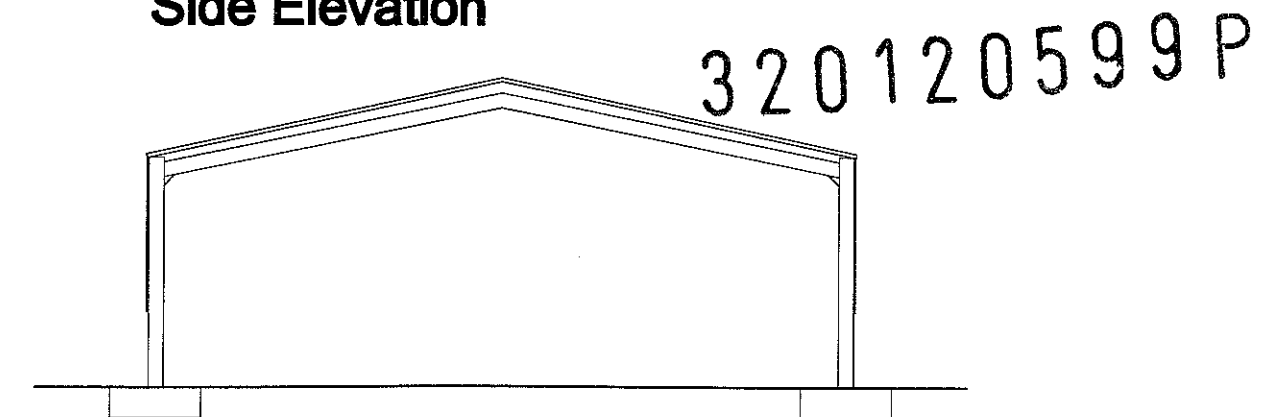
Side Elevation



Rear Elevation



Side Elevation



Typical Section

ELEVATIONS		Client: Mr John Parker								
Site: Proposed Agricultural Building, Little Middop Farm, Burnley Road, Gisburn	Drawn: NYB									
	Date: 02.05.12									
	Scale: 1:100 @ A3									
	Project No: PARKE/01 Dwg 02									
	Amendments:		<table><tr><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></tr></table>							
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