



1 7 JUL 2012	
FOR THE	ATTENTION OF

For office use only

Application No: 320120651P

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:	P	Surname:	Margerison
Company name:					
Street address:	Grange Farm, Parsonage Road			Telephone number:	Country Code: National Number: Extension Number:
Town/City:	Blackburn			Mobile number:	
County:				Fax number:	
Country:				Email address:	
Postcode:	BB1 4AG				
Are you an agent acting on behalf of the applicant? ☒ Yes ☐ No					

2. Agent Name, Address and Contact Details

Title:	Mr	First Name:	Graham	Surname:	Margerison
Company name:	Lea Hough & Co.				
Street address:	Blakewater House Phoenix Business Park Blakewater Road			Telephone number:	Country Code: National Number: Extension Number:
Town/City:	Blackburn			Mobile number:	
County:	Lancashire			Fax number:	
Country:	United Kingdom			Email address:	
Postcode:	BB1 5RW			Graham@leahough.co.uk	

3. Description of the Proposal

Please describe the proposed development including any change of use:

Proposed New Building to Cover Existing Midden/Manure Store

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:	Grange Farm		
Street address:	Parsonage Road		
Town/City:	Blackburn		
County:			
Postcode:	BB1 4AG		

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

Easting:	369484
Northing:	431982

Description:

5. Pre-application Advice

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

☒ Yes ☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title: Mr First name: Graeme Surname: Thorpe

Reference:

GT/CMS/3/2012/0428/N

Date (DD/MM/YYYY):

30/05/2012

(Must be pre-application submission)

Details of the pre-application advice received:

Application for Prior Notification - full planning application required.

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:

Existing concrete base walls 1.2m (4ft)

Description of *proposed* materials and finishes:

Concrete base walls as existing & timber yorkshire board cladding above as shown on drawings

9. (Materials continued)

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

N/A

Description of *proposed* materials and finishes:

Profiled fibre cement roof sheeting (dark blue), incorporating profiled translucent rooflights.

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:

GM-2012-GF - Design Access Statement

GM-2012-GF - Location Plan

GM-2012-GF/03 - Proposed Plan, Elevations & Section

GM-2012-GF/04 - Existing Site Plan

GM-2012-GF/05 - Proposed Site Plan

GM-2012-GF/06 - Site Block 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)	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

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:

Existing Midden/Manure Store

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	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 Start Time End Time	Saturday Start Time End Time	Sunday and Bank Holidays Start Time End Time	Not Known
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21. Site Area

What is the site area?

24.78

hectares

22. Industrial or Commercial Processes and Machinery

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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: Graham Surname: Margerison

Person role: Agent

Declaration date: 17/07/2012

☒ 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: Mr First Name: Graham Surname: Margerison

Person role: Agent

Declaration date: 17/07/2012

☒ 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 17/07/2012

SD 6032

SD 6932

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6625
3.886ha
1.9607515
2.453ha
6.09

SCALE 1/2500

GRANGE FARM
PARSONAGE ROAD
WILPSHIRE
BLACKBURN

LAND PLAN

SD 6831

SD 6931

6583
11.96

Based on the Ordnance Survey
with the sanction of the
Controller of
H.M. Stationery Office.
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LEA, HOUGH & CO.

CHARTERED SURVEYORS

Property Consultants & Loss Assessors



RICS

Blakewater House, Phoenix Business Park,
Off Blakewater Road, Blackburn. BB1 5RW
Telephone 01254 260196 Fax No. 01254 51905
and at Preston Telephone 01772 201541

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LeaHough

CHARTERED SURVEYORS

Survey Valuation Design Planning Sales

DESIGN AND ACCESS STATEMENT
TO SUPPORT PLANNING APPLICATION

For

Proposed New Building to Cover Existing Midden/Manure Store

at

Grange Farm,
Parsonage Road,
Wilpshire,
Blackburn,
BB1 4AG.

On behalf of:

Mr P Margerison,
Grange Farm,
Parsonage Road,
Wilpshire,
Blackburn,
BB1 4AG.

LeaHough

BLAKEWATER HOUSE PHOENIX BUSINESS PARK, BLAKEWATER ROAD, BLACKBURN, BB1 5RW
T: 01254 260 196 E: blackburn@leahough.co.uk W: www.leahough.co.uk



RICS

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1.0 Introduction

This Design and Access Statement has been prepared to accompany a planning application submission for a proposed new building to cover an existing midden/manure store at Grange Farm as part of a Natural England - Catchment Sensitive Farming - Capital Grant Scheme.

Reference should be made to drawings and supporting material that are accompanied to the Planning Application.

2.0 The Site

Grange Farm is located off the Parsonage Road, Blackburn, comprising an existing Poultry Farm with surrounding land holding extending to 24.78 Hectares (61.2 acres).

3.0 Design Proposal

The proposal for a new steel portal frame building to cover an existing midden/manure store. As part of the proposal adaptations to rationalise the shape of the existing midden are proposed involving reducing the overall length by approx 2.2m, but increasing the width by approx 1.6m.

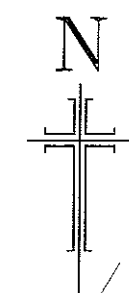
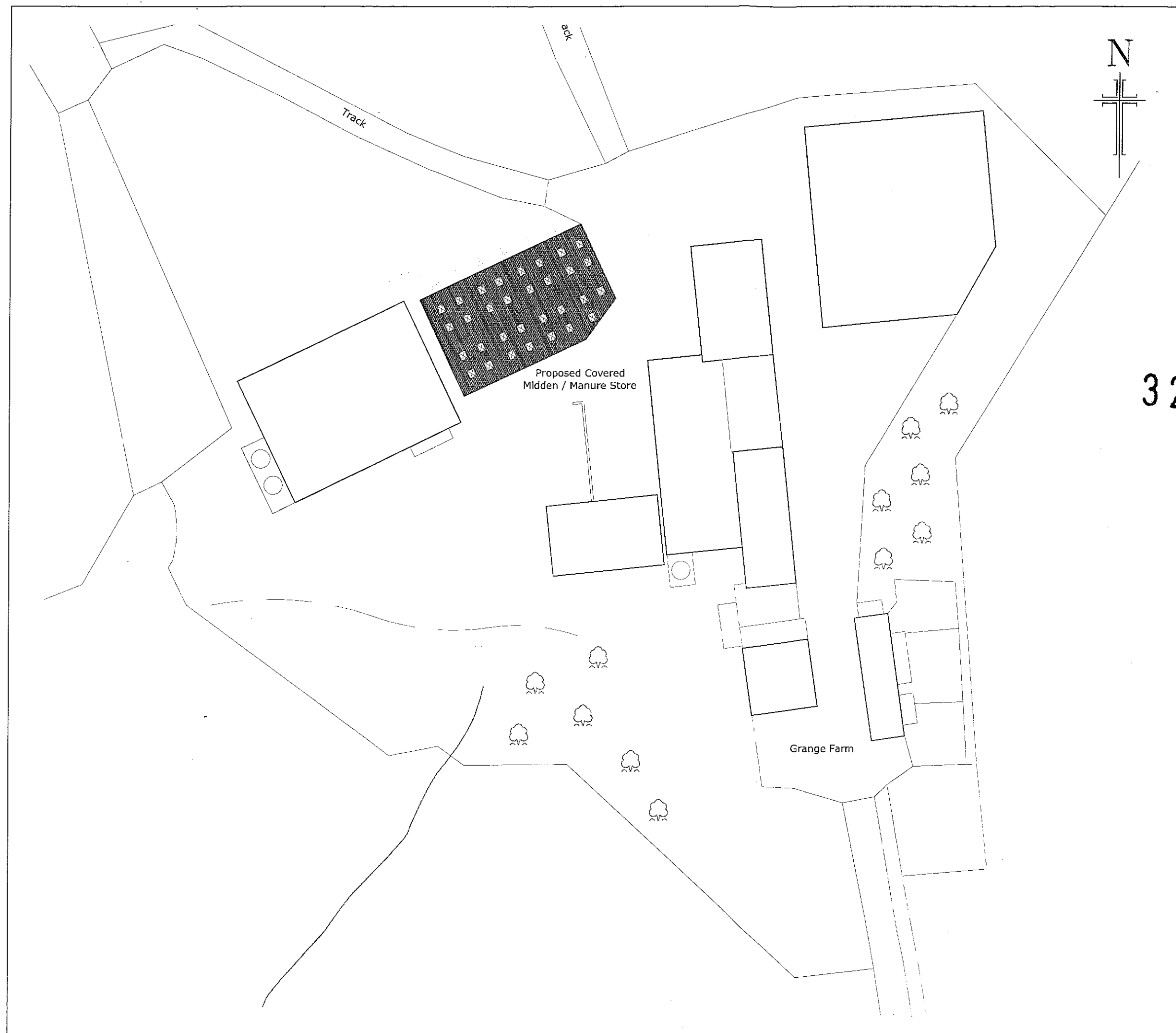
The proposed new building comprises 24.4m (80ft) x 14.7m (48ft) to give a total floor area of 358 Sq.m. The building is to have an eaves height of approx 5.5m (18ft), with a ridge height of approx 6.4m (21ft).

Roof coverings are to be fibre cement profiled roofing sheets, with dark blue colour to match other buildings elsewhere to farm, incorporating profiled translucent roof lights. There are existing concrete base walls approx 1.2m (4ft) high to the perimeter of the existing midden/manure store, with the exception of the north elevation, where it is proposed that a new concrete base wall will be constructed to match existing. Timber Yorkshire board cladding will be provided above as shown on supporting drawings.

4.0 Conclusion

The application seeks planning permission for the construction of a new building to rationalise, and cover an existing midden/manure store as part of a Catchment Sensitive Farming Grant Scheme supported by Natural England.

The proposed building has been designed and is to be constructed in materials to match those of the existing farm buildings, forming a covered midden/manure store in accordance with modern farming practice.



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NOTES

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Do not scale from this drawing. All dimensions must be checked and verified by the contractor prior to works commencing on site.

REVISIONS

REV	DESCRIPTION	DATE	APPROVED

LeaHough

CHARTERED SURVEYORS

Survey Valuation Design Planning Sales

Blakewater House
Phoenix Business Park
Blakewater Road
Blackburn
Lancashire
BB1 5RW

8 Eaton Avenue
Matrix Office Park
Buckshaw Village
Preston
Lancashire
PR7 7NA

Tel: 01254 260196

Tel: 01772 458866

Email: info@leahough.co.uk

Web: www.leahough.co.uk



CLIENT:

Mr P Margerison,
Grange Farm,
Parsonage Road,
Blackburn,
BB1 4AG

PROJECT ADDRESS:

Grange Farm,
Parsonage Road,
Blackburn,
BB1 4AG.

PROJECT TITLE:

Proposed Building to Cover Existing Midden

DRAWING TITLE:

Proposed Site Plan

PAPER SIZE:

A3

DRAWING NUMBER:

GM.2012-GF/05

REV

-

SCALE:

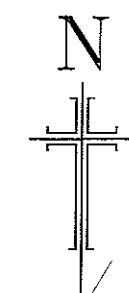
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DATE:

July 2012

DRAWN BY:

GM



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CLIENT:

Mr P Margerison,
Grange Farm,
Parsonage Road,
Blackburn,
BB1 4AG

PROJECT ADDRESS:

Grange Farm,
Parsonage Road,
Blackburn,
BB1 4AG

PROJECT TITLE:

Proposed Building to Cover Existing Midden

DRAWING TITLE:

Existing Site Plan

PAPER SIZE:

A3

DRAWING NUMBER:

GM.2012-GF/04

REV

-

SCALE:

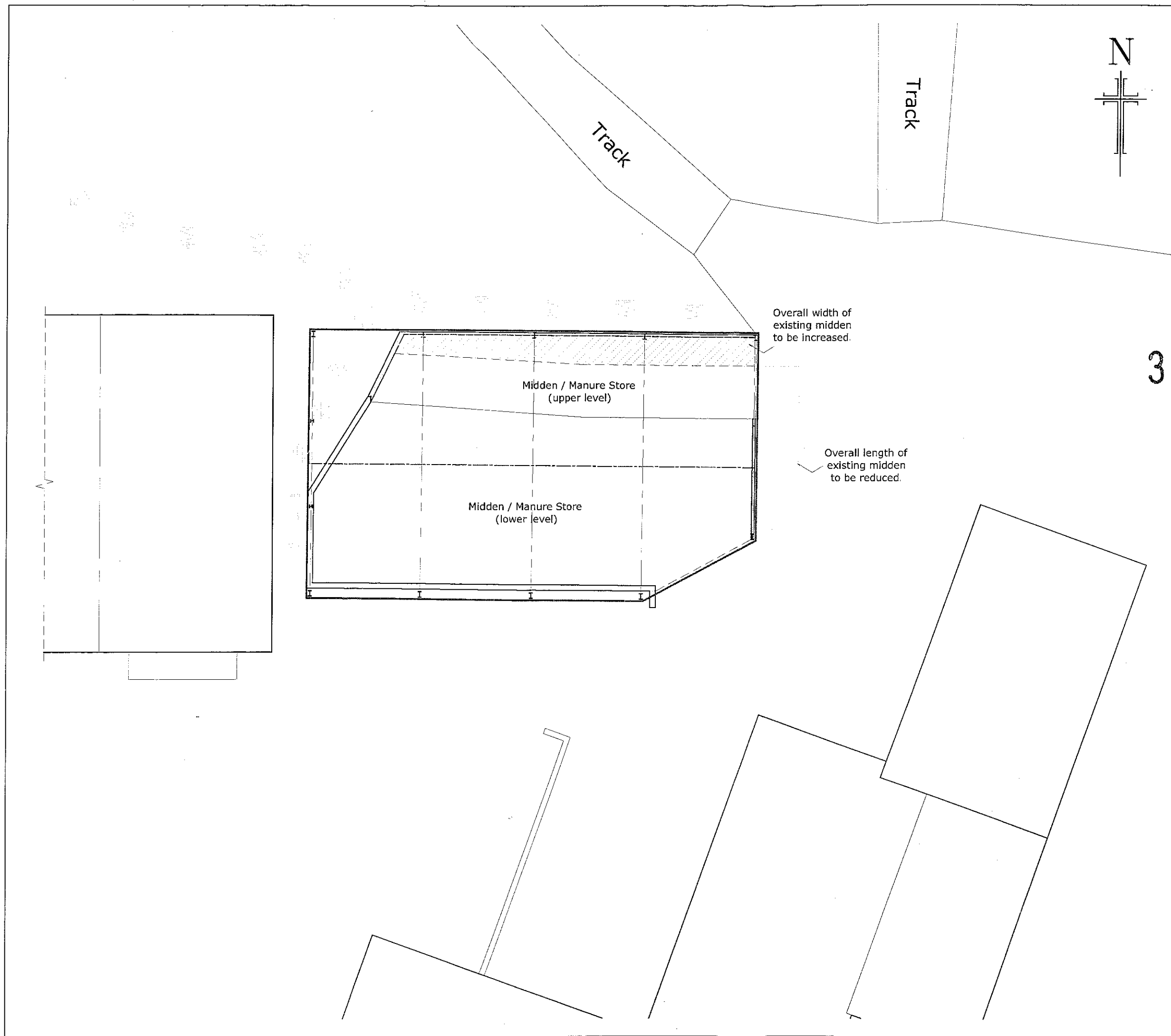
1:500

DATE:

July 2012

DRAWN BY

GM



320120651P

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Blakewater House Phoenix Business Park Blakewater Road Blackburn Lancashire BB1 5RW Tel: 01254 260196	8 Eaton Avenue Matrix Office Park Buckshaw Village Preston Lancashire PR7 7NA Tel: 01772 458866 Email: info@leahough.co.uk Web: www.leahough.co.uk
CLIENT: Mr P Margerison, Grange Farm, Parsonage Road, Blackburn, BB1 4AG	
PROJECT ADDRESS: Grange Farm, Parsonage Road, Blackburn, BB1 4AG	
PROJECT TITLE: Proposed Building to Cover Existing Midden	
DRAWING TITLE: Proposed Site Block Plan	
PAPER SIZE: A3	DRAWING NUMBER: GM.2012-GF/06
SCALE: 1:200	DATE: July 2012
DRAWN BY: GM	