



RIBBLE VALLEY
BOROUGH COUNCIL

17 JUL 2012

FOR THE
ATTENTION OF

For office use only

Application No

Date received

Fee paid £

Receipt No:

320120660P

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:	Roy	Surname:	Brown	
Company name:						
Street address:	Moor House Farm, Clitheroe Road			Country Code	National Number	Extension Number
				Telephone number:		
	Knowle Green			Mobile number:		
Town/City:	Preston			Fax number:		
County:	Lancashire			Email address:		
Country:	UK					
Postcode:	PR3 2YS					
Are you an agent acting on behalf of the applicant? ☒ Yes ☐ No						

2. Agent Name, Address and Contact Details

Title:	Mr	First Name:	Antonio	Surname:	Caparelli	
Company name:	Janet Dixon Town Planners Ltd					
Street address:	10A Whalley Road			Country Code	National Number	Extension Number
				Telephone number:	01200 425051	
				Mobile number:		
Town/City:	Clitheroe			Fax number:		
County:	Lancs			Email address:		
Country:						
Postcode:	BB7 1AW					
				jdixonplanners@btconnect.com		

3. Description of the Proposal

Please describe the proposed development including any change of use:

ERECTION OF GENERAL PURPOSE AGRICULTURAL BUILDING, HARDSTANDING AND NEW SEPTIC TANK

Has the building, work or change of use already started?

☐ Yes ☒ No

02089378

4. Site Address Details

Full postal address of the site (including full postcode where available)

Description:

House: Suffix:
House name:
Street address:

Town/City:
County:
Postcode:

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

Easting:
Northing:

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 block walling and timber spaced boarding above to roof height

Roof - description:

Description of *existing* materials and finishes:

n/a

Description of *proposed* materials and finishes:

clad using profile metal sheets of a colour to be specified by the local planning authority.

Windows - description:

Description of *existing* materials and finishes:

n/a

Description of *proposed* materials and finishes:

Internally the building would be lit with rooflights and along the southern gable a number of windows in order to minimise the use of artificial lighting within the building.

9. (Materials continued)

Doors - description:

Description of *existing* materials and finishes:

n/a

Description of *proposed* materials and finishes:

Access into the building is proposed through one 4m x 4m doorway with a personnel door also

Lighting - add description

Description of *existing* materials and finishes:

n/a

Description of *proposed* materials and finishes:

Internally the building would be lit with rooflights and along the southern gable a number of windows in order to minimise the use of artificial lighting within the building.

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement?

☐ Yes ☒ No

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

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

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FOR THE
ATTENTION OF

9. (Materials continued)

320120660P

Doors - description:

Description of *existing* materials and finishes:

n/a

Description of *proposed* materials and finishes:

Access into the building is proposed through one 4m x 4m doorway with a personnel door also

Lighting - add description

Description of *existing* materials and finishes:

n/a

Description of *proposed* materials and finishes:

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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			

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☐

Unknown

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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

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)

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	222.9	222.9
	Total	0.0	0.0	222.9	222.9

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	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?

05.60

hectares

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:

In general terms, the building will be used for the storage of hay and straw, storage of some farm vehicles which are owned, over-wintering of beef cattle and the lambing of sheep in spring.

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: Roy Surname: Brown

Person role: Applicant

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

Notice recipient		Date notice served
Name:	sole tenant- not applicable	
Number:	Suffix:	
Street:		
Locality:		
Town:		
Postcode:		
Title: Mr First Name: Roy Surname: Brown		
Person role:	Applicant Declaration date: 17/07/2012	☒ Declaration Made

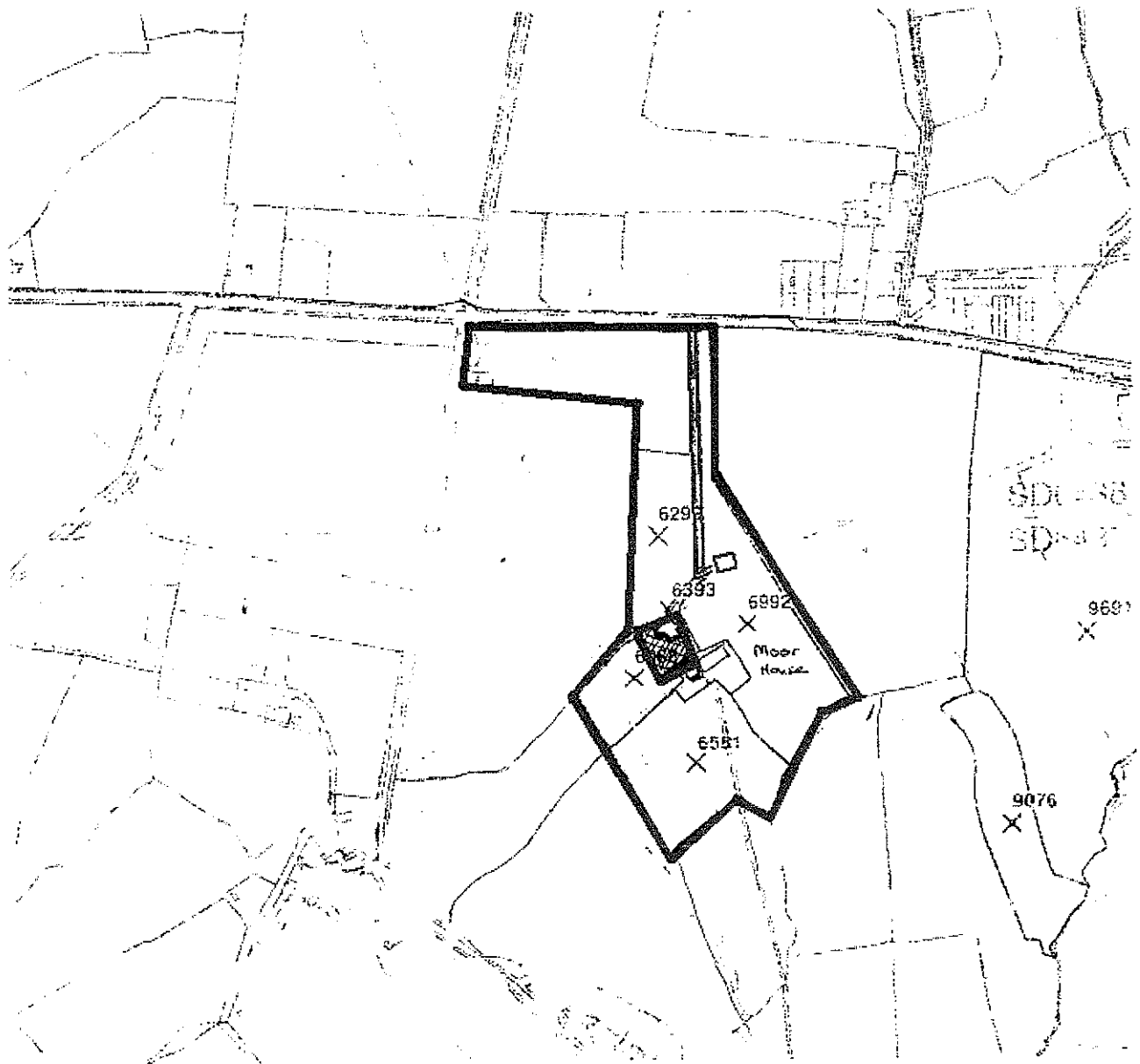
26. Declaration

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

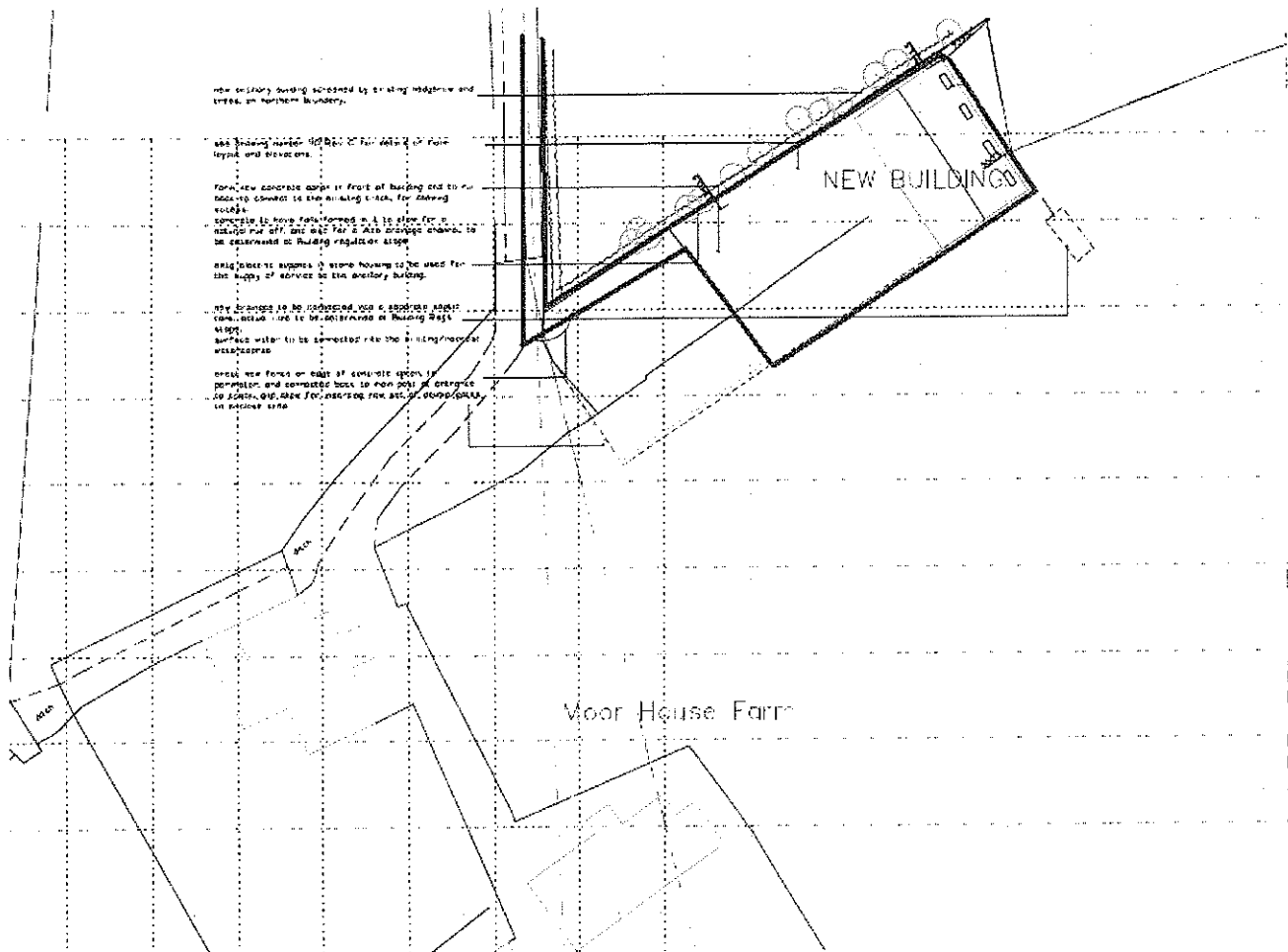


Date 17/07/2012

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PLANNING, DESIGN AND ACCESS STATEMENT

SITE: MOOR HOUSE FARM, CLITHEROE ROAD, KNOWLE GREEN, PRESTON PR3 2YS

PROPOSAL: ERECTION OF GENERAL PURPOSE AGRICULTURAL BUILDING, HARDSTANDING AND NEW SEPTIC TANK

INTRODUCTION

This Design and Access Statement has been prepared to accompany an application for planning permission for the erection of a general purpose agricultural building on land at Manor House Farm.

SITE DESCRIPTION

Manor House Farm is located to the south of Clitheroe Road approximately 1.5 miles from Ribchester village, 3 miles from Longridge and 7 miles from Clitheroe. The farm was originally part of the Stonyhurst Estate which, over the years has been sold off, our client having purchased 14 acres of reasonable quality grazing land. Within the 14 acres are the existing farmhouse, an attached barn and a small outbuilding, both barns having quasi residential function.

The existing access, now improved, from Clitheroe Road to the farmhouse also serves as access to the agricultural land and to the site of the proposed new building.

It is proposed to site the building to the east of the access track in the corner of a field but within sight of the farmhouse. The building measures approximately 12.19m x 18.29m being a four bay barn with open plan interior. The sides of the building will be fully enclosed comprising concrete block walling and timber spaced boarding above to roof height. The roof will be clad using profile steel sheets. The height to eaves is 4.5m approximately and to ridge is 6.2m. Access into the building is proposed through one 4m x 4m doorway with a personnel door also. The internal layout has not been shown as the applicant feels its use will vary according to livestock numbers and types of livestock which require housing. As such gated pens are intended which are flexible in design. In general terms, the building will be used for the storage of hay and straw, storage of some farm vehicles which are owned, over-wintering of beef cattle and the lambing of sheep in spring. The flexible internal floor plan has permitted a reduction in the size of the building compared with that previously refused planning permission.

In front of the building is a concrete yard which, as well as providing access into the building, can also be used to enclose the yard for the beef cattle during the winter months when they will be able to walk inside and outside of the building, but being penned within the yard area. This will prevent the grazing land being trampled during late autumn and winter.

The applicant also rents 6 acres of land at Broughton and a further 10 acres of land nearby.

ASSESSMENT

The proposed development is within open countryside in the adopted Ribble Valley District Wide Local Plan and the following saved policies are relevant:-

Policy G1 – expects high standards of design quality;

Policy G5 – outside main settlement boundaries planning permission will only be granted for small scale developments;

Policy ENV3 – adjacent to the AONB development will be required to be in keeping with the character of the landscape area.

National Policy Framework promotes sustainable development in rural areas.

PLANNING HISTORY

An application for an ancillary building for storage and livestock and stables was refused under Council reference 3/2012/0099.

EVALUATION

The main planning issues relating to this proposal are:

1. The principle of development.

Policy G5 is the starting point for consideration of this proposal. This policy allows for small scale development appropriate to a rural area. The object of the policy is to protect the countryside from inappropriate development. This proposal is for a building which will enable the land to be farmed in a traditional manner. In principle, the erection of a small agricultural building on agricultural land for agricultural purposes is entirely in accordance with the objectives of local planning policy.

2. Landscape impact

The site has been chosen to minimise the impact on the landscape, being situated against an existing hedgerow and against rising ground. Whilst the building will undoubtedly be visible in the landscape from public footpaths its small scale nature, its agricultural design and its agricultural use means that this type of building is an acceptable addition to the rural landscape. The building itself will be finished externally in timber and profile metal sheet of a colour to be specified by the local planning authority.

3. Design

The design is a simple rectangular plan form of typical modern agricultural design. Internally the building would be lit with rooflights and along the southern gable a number of windows in order to minimise the use of artificial lighting within the building.

4. Neighbour amenity

The nearest residential property is at Moor House Barn about 70 metres away which is considered to be sufficient distance away not to be affected by activities within and around the agricultural building.

5. Highway safety

The existing access onto Clitheroe Road has recently been widened and the splay improved to facilitate safe access to the house, barn and farm unit. This is a gated access where the gates have been set back sufficient to allow a livestock wagon to enter the site unimpeded. There are no highway safety issues arising from this proposal.

Janet Dixon BA (Hons) MCD, MRTPI

**Janet Dixon Town Planners Ltd.
10A Whalley Road, Clitheroe, Lancashire BB7 1AW
01200 - 425051**

July 2012