



RIBBLE VALLEY  
BOROUGH COUNCIL

27 JUL 2012

FOR THE  
COMMISSION OF

For office use only

Application No.

320120686 P

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:	Stephen	Surname:	Pye		
Company name:	H & M Pye and Sons						
Street address:	Hillcrest Farm, Startifants Lane				Country Code	National Number	Extension Number
					Telephone number:		
	Chipping				Mobile number:		
Town/City:	Preston				Fax number:		
County:					Email address:		
Country:							
Postcode:	PR3 2NP						
Are you an agent acting on behalf of the applicant?							
<input checked="" type="radio"/> Yes <input type="radio"/> No							

**2. Agent Name, Address and Contact Details**

Title:	Mrs	First Name:	Julia	Surname:	Pye		
Company name:	J Pye Planning						
Street address:	Hill Crest Farm				Country Code	National Number	Extension Number
	Startifants Lane				Telephone number:	07803557019	
	Chipping				Mobile number:		
Town/City:	Preston				Fax number:		
County:					Email address:		
Country:	United Kingdom						
Postcode:	PR3 2NP				jpyeplanning@gmail.com		

**3. Description of the Proposal**

Please describe the proposed development including any change of use:

New Silage Clamp

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:	<input type="text"/>	Suffix:	<input type="text"/>
House name:	Hillcrest Farm		
Street address:	Startifants Lane		
	Chipping		
Town/City:	Preston		
County:	<input type="text"/>		
Postcode:	PR3 2NP		
Description of location or a grid reference (must be completed if postcode is not known):			
Easting:	359646		
Northing:	443968		

#### 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:

Upper walls to be constructed from tanalized timber yorkshire boarding, lower walls to be constructed from pre cast concrete panels

##### Roof - description:

Description of *existing* materials and finishes:

n/a

Description of *proposed* materials and finishes:

Eternit farmscape profile 6 cement fibre sheets in natural grey

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:

Pye ground plans and elevations  
Pye location map  
Pye design and access statement  
pye agricultural justification  
pye RPA Maps

## 10. Vehicle Parking

Please provide information on the existing and proposed number of on-site parking spaces:

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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:

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	292.5	292.5
Total		0.0	0.0	292.5	292.5

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	0	0
Proposed employees	1	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?

292.48

sq.metres

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**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: Mrs

First name: Julia

Surname: Pye

Person role: Agent

Declaration date: 27/07/2012

☒

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:	n/a sole tenant	
Number:		
Suffix:		
Street:		
Locality:		
Town:		
Postcode:		

Title: Mrs

First Name: Julia

Surname: Pye

Person role: Agent

Declaration date: 27/07/2012

☒

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 27/07/2012



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 Mr S Pye

Application site Hill Crest Farm, Startifants Lane, Chipping, Preston, PR3 2NP

Proposed Development New Silage Clamp

Previous Applications

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**1. Land – (Total Areas in Hectares)**

Owned 20 Acres

Rented 168 Acres on secure tenancy

**Short-term**

Land use: Pasture ☒ yes Meadow ☒ yes Crop ☐ Silage ☐ Crop ☐ Hay ☐

Land Quality (DA/SDA/NVZ)

**2. Enterprise**

Dairy: Pedigree/commercial Dairy Cows

In-calf heifers Bulling heifers Calving

Young stock Milk Quota

Beef Breeding: Suckler cows

Calving 6 Heifers Calves 6

Beef Rearing: Store Cattle (ages)

130 store cattle from calves to 27 months old all sold as store cattle

Calves Age at purchase Age at sale Bulls

Sheep: Pedigree/commercial Breeding ewes 350 Lambs 500 Store sheep

Lambing period March – onwards Lambing location Hill Crest Farm

Other

### 3. Labour & Accommodation

Name	Age	Basis (F/t, P/t, Cas)	Hours of work/length	Main duties	Address and years
Stephen	41	FT	100		41

Misc

Existing Dwellings

Other Properties (incl. occupiers)

Previously owned properties

Available properties in locality

### 4. Proposed Development/Applicant'(s) Comments

Need

See Design and access statement

Siting

See Design and access statement

Design

See Design and access statement

Future Plans

See Design and access statement

See Design and access statement

### 5. Financial Details

N/A



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## 7. Farm Buildings

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

Livestock Building  
Manure Store  
Feed / Hay and Straw Building  
Cattle Handling

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DESIGN AND ACCESS STATEMENT

IN SUPPORT OF A PLANNING APPLICATION FOR

A COVERED SILAGE CLAMP

AT

HILL CREST FARM, STARTIFANTS LANE, CHIPPING, PRESTON, PR3 2NP

**Amount**

This application is for one silage clamp to be used in conjunction with the existing buildings and established farm at Hill Crest.

**Use**

The applicants farm is within a Catchment Sensitive Farming (CSF) area as defined by Natural England and the Environment Agency. Being within these areas means that the farmer has to take special consideration to any dirty water on the farm due to its close proximity to the tributaries of the River Ribble. This application is to help elevate any foul water runoff and to ensure that effluent is not allowed to either leach into the river or into ground water sources. This will not only mean that his silage will be higher in nutrients but also that he complies with the regulations of being within CSF area.

The applicant currently has 198 acres of land 20 of which are owned and the 178 rented on various FBT's. All the land within the applicants control has been farmed in excess of 10 years. All the land is down to grass and currently silage is made into big bales which are fed to his cattle and sheep.

The stocking density on the holding currently is 350 breeding ewes with approximately 500 lambs at foot. 6 suckler cows with calves at foot and 130 store cattle ranging in age from calves to 27 months old. All cattle are sold as stores between 24 and 27 months old at Gisburn Auction Mart.

The applicant is intending to reduce his labour costs and increase the quality of his feed by feeding his cattle clamp silage. Currently there is no room on the existing yard area to accommodate this building therefore the applicant is intending to construct this building to the West of the existing building.

The applicant is on the Higher Level Stewardship Scheme.

Julia Pye, Hill Crest Farm, Chipping, Preston, PR3 2NP  
01995 61878  
[jpyeplanning@gmail.com](mailto:jpyeplanning@gmail.com)

## **Layout**

The building will be located 600mm away from the existing manure store, this will ensure that the building is easily accessed from the existing farm yard and it is not detached from other buildings.

## **Scale**

The scale of the building is governed by the amount of silage produced on the holding and will measure 32m x 9.14m with an eaves height of 6.67m and a ridge height of 7.94m. The height is essential to allow adequate access to the silage with machinery such as tipping trailers and butt rakes, and also allow the applicant to take silage out of his building with his loadall.

## **Landscaping**

The proposed building will be dug into the landscape which will ensure that it is sited on the same level as the existing buildings. This means that 3.5m of the building on the western elevation will be obscured by the existing field, ensuring that the building is not inconspicuous on the landscape. No further soft or hard landscaping is proposed as part of this application, and the spoil dug out of the site will be deposited elsewhere on the farm.

## **Appearance**

The appearance of the building has been designed to reflect a modern silage building whilst taking into account the existing buildings on site. The roof will be constructed from cement fibre sheets in natural grey with the upper walls being constructed from Tanalized Timber Yorkshire Boarding and lower walls from pre cast concrete panels, the southern elevation of the building will only be clad to the eaves to ensure maximum access.

## **Access**

Access to the building will be from the existing yard area there is adequate room on site for turning and maneuvering of vehicles and room for emergency services if they were ever required on site.