



RIBBLE VALLEY
BOROUGH COUNCIL

Council Offices, Church Walk, Clitheroe, Lancashire. BB7 2RA Tel: 01200 425111 www.ribblevalley.gov.uk

For office use only

Application No: 320120885 P

Date received

Fee paid £

Receipt No:

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:	Philip	Surname:	Ormerod	
Company name						
Street address:	Pasture House Farm,			Country Code	National Number	Extension Number
				Telephone number:		
	West Marton			Mobile number:		
Town/City	Skipton			Fax number:		
County:	North Yorkshire			Email address:		
Country:						
Postcode:	BD23 3UJ					
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:	5 Bobbin Mill Cottages			Country Code	National Number	Extension Number
	Stubbins Lane			Telephone number:	01995 640135	
	Cloughton on Brock			Mobile number:		
Town/City	Preston			Fax number:		
County:	Lancashire			Email address:		
Country:	United Kingdom					
Postcode:	PR3 0PL			mel@mlplanning.co.uk		

3. Description of the Proposal

Please describe the proposed development including any change of use:

extension to existing goat housing to form through passage to all buildings and goat handling area. Roof only, phase 1 of a two phase plan

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:	Pasture House Farm		
Street address:			
	West Marton		
Town/City:	Skipton		
County:			
Postcode:	BD23 3UJ		

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

Easting:	387326
Northing:	450814

Description:

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):

Roof - description:

Description of *existing* materials and finishes:

PROFILE 6 CEMENT FIBRE SHEETS IN NATURAL GREY

Description of *proposed* materials and finishes:

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:

ml/po/5124location plan
design and access

10. Vehicle Parking

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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)	3	3	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

MIDDEN

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	3672.0	0.0	637.0	637.0
Total		3672.0	0.0	637.0	637.0

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:

	Full-time	Part-time	Equivalent number of full-time
Existing employees	4	1	0
Proposed employees	5	1	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?

637

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:

keeping of agricultural livestock

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:

30/09/2012



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:

Mrs

First Name:

MELANIE

Surname:

LAWRENSON

Person role:

Agent

Declaration date:

30/09/2012



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. I/we confirm that to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.



Date

30/09/2012

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Design and Access Statement

**In Support of a Planning Application for
Extension to existing goat housing to form
through access and goat handling area
Phase 1 of a 2 phase plan**

**Pasture House Farm
West Marton
Skipton
North Yorks
BD23 3UJ**

Mr Philip Ormerod

ML Planning Ltd

Appearance

The proposed building is an extension to the existing goat housing buildings on the farm. The applicant plans to extend the existing facilities by providing a connecting passage to all three buildings, incorporating a handling area. There will be some digging out to provide a level floor, which is shown on the plans. Materials are Eternit profile six cement fibre sheets in natural grey to the roof, and this project is for a roof only.

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 connecting passage between the existing three goat buildings and will also provide handling areas for the 1000 strong milking herd of goats.

Layout

The extension will run along the three portal framed buildings and will be tapered in order to provide a straight edge for future extensions on the unit.

Scale

The building is in keeping with the existing buildings on the farm, and is slightly taller (600mm) to provide better ventilation for the livestock, and is well related to the existing range of buildings.

Access

Access to the building is from the existing farm buildings. 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.

The Process

The farm is situated 175m above sea level between West Marton and Gisburn near to the Lancashire / Yorkshire border. The farm land is split into three blocks totalling approximately 80 hectares (197 acres). Some of the farm land is in Gisburn, some is in East Marton and the other is around the

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farmstead. The farm is a mixed farm with both livestock and arable. The livestock comprises of goats and cattle.

Goats are kept on the farm for their milk. Currently, there are 1000 milking goats in the Gledstone herd and the predominant breed is British Saanen.

Alongside the milking goats there are young goats that will mature and enter the milking herd as well as 8 Billy goats. It is intended to increase the milking herd in the future, and this will be achieved by rearing more young stock on the farm.

In addition to the goats there is a small herd of Pedigree Red Poll cattle.

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ADDITIONAL INFORMATION REQUIRED FOR NEW
AGRICULTURAL BUILDINGS AND FARMHOUSES



Ribble Valley Borough Council

Application No: **PORTAL REF 02222957 AND 02223902**

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 P. ORMEROD**
 Application site **PASTURE HOUSE FARM, WEST MARTON, SKIPTON**
 Proposed Development **GOAT HOUSING**
 Previous Applications **2006**

1. Land – (Total Areas in Hectares)

Owned **8.9**

Rented **72.8**

Short-term

Land use: Pasture **20** Meadow **30** Crop **30** Crop

Land Quality (DA/SDA/NVZ)

2. Enterprise

Dairy: Pedigree/commercial Dairy ~~Cows~~ **GOATS** **950**

~~KID GOATINGS~~ **250** ~~GOATINGS~~ **280** Calving

Young stock Milk Quota

Beef Breeding: Suckler cows **7**

Calving Heifers Calves

Beef Rearing: Store Cattle (ages)

Calves Age at purchase Age at sale Bulls

Sheep: Pedigree/commercial Breeding ewes **60** Lambs Store sheep

Lambing period **APRIL** Lambing location **PASTURE HOUSE FARM**

Other

5388031

7. Farm Buildings

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

110 x 240 ft building

100 x 45 ft "

Small range of buildings
built in the Seventies

Houses milking herd

Food storage

House goats and cattle
in the winter

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3. Labour & Accommodation

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

Misc

Existing Dwellings

Other Properties (incl. occupiers)

Previously owned properties

Available properties in locality

4. Proposed Development/Applicant(s) Comments

Need ADDITIONAL HOUSING FOR GOATHINGS TO ALLOW
MALE GOATS TO BE REARED FOR MEAT.
CURRENTLY MALES HAVE TO BE PUT DOWN AT BIRTH

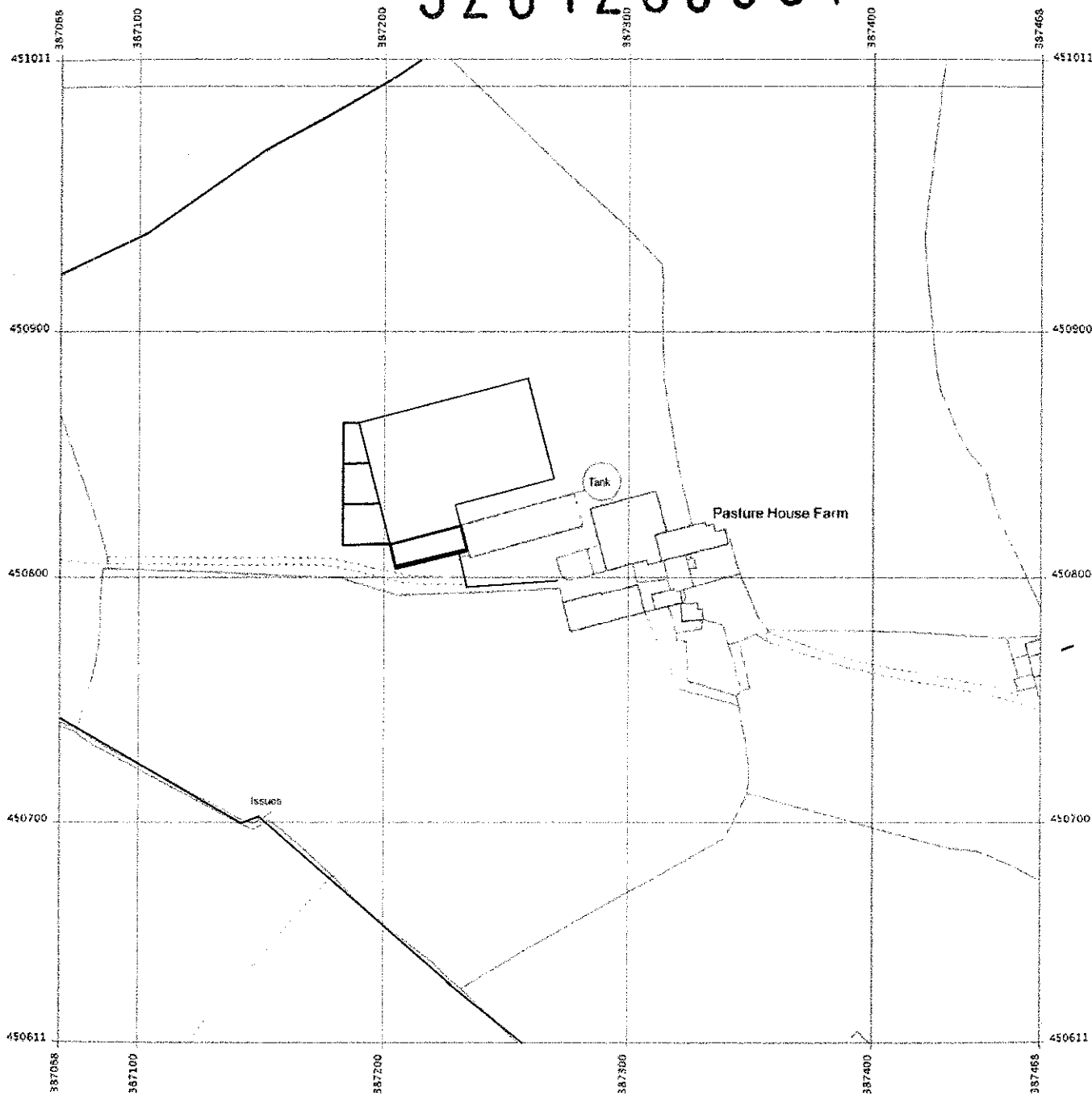
Siting

Design

Future Plans

5. Financial Details

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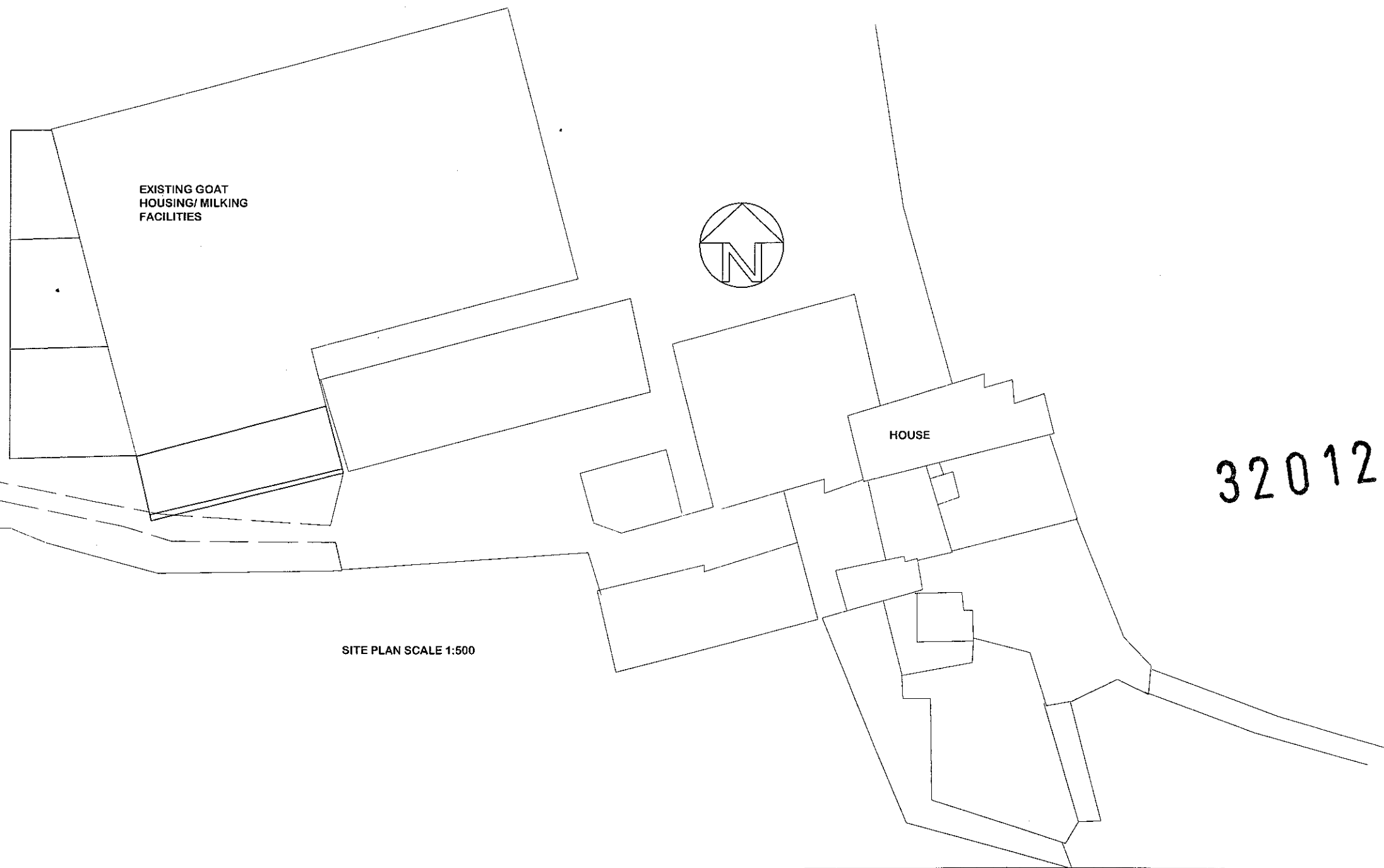
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Supplied by: Stanfords
Reference: OI73681
Centre coordinates: 387268 450811

PASTURE HOUSE FARM
SKIPTON
BD23 3UJ



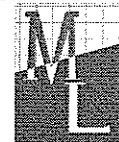
EXISTING GOAT
HOUSING/ MILKING
FACILITIES

HOUSE

SITE PLAN SCALE 1:500

320120885P

DRAWN BY:



Planning Ltd

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

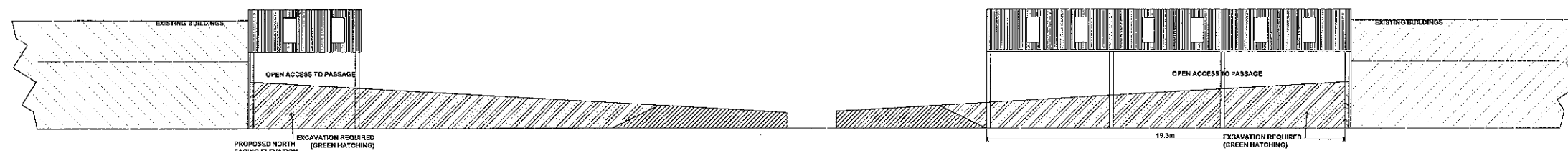
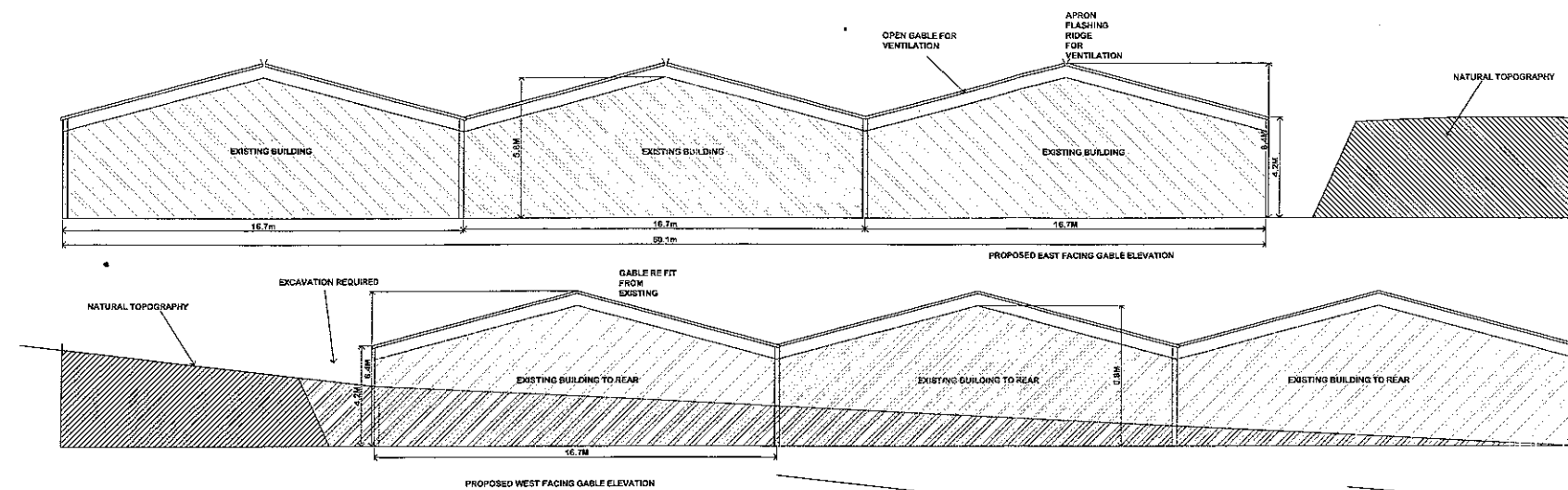
CLIENT: PA AND PJ ORMEROD

PROJECT ;SITE PLAN
EXTENSION TO EXISTING GOAT HOUSING
TO PROVIDE UNDER COVER THROUGH
PASSAGE TO ALL BUILDINGS AND GOAT
HANDLING AREA PHASE 1 OF A TWO PHASE
PLAN

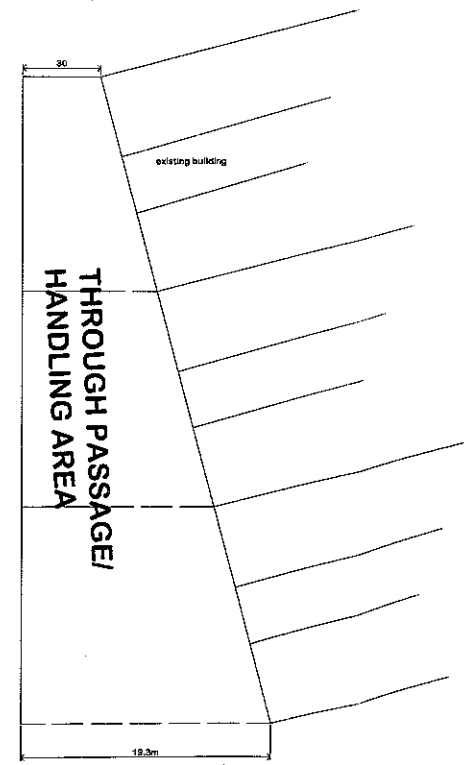
LOCATION: PASTURE HOUSE FARM, WEST
MARTON, SKIPTON. N YORKS BD23 3UJ
01200 445642

DATE: 24 SEPT 12

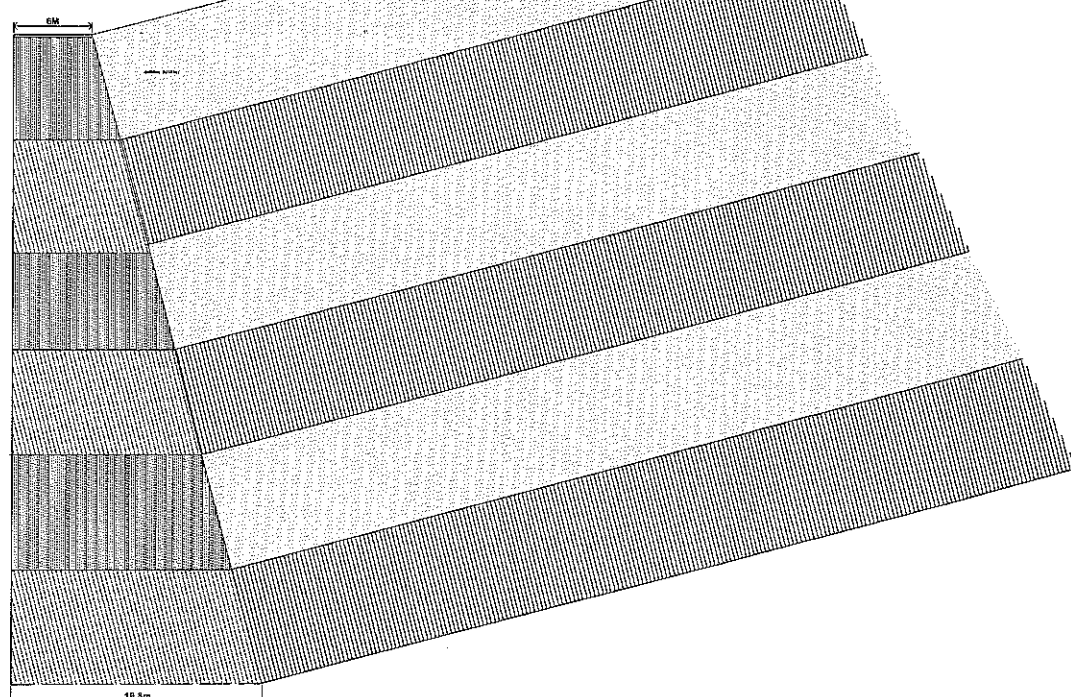
DWG NO. ML/PO/5124
SCALE: 1:500
A2



PROPOSED GROUND PLAN



ROOF PLAN



DRAWN BY: M. L. 5 Babbins Mill Cottages, Shubbing Lane, Cloughmore on Brock, Preston PR3 0PL Telephone 01995 546135 Mobile 07813 296287 e-mail: mll@rplanning.co.uk	CLIENT: PA AND PJ ORMEROD PROJECT: EXTENSION TO EXISTING GOAT HOUSING TO PROVIDE UNDER COVER THROUGH PASSAGE TO ALL BUILDINGS AND GOAT HANDLING AREA PHASE 1 OF A TWO PHASE PLAN LOCATION: PASTURE HOUSE FARM, WEST MARION, SHIPTON, N YORKS. YO23 8JL 01300 445642	DATE: 24 SEPT 12 DWG NO: MLPO5124 SCALE: 1:100 & 1:200 AC
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