



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: 320120886 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,		Telephone number:	Country Code	National 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		Telephone number:	Country Code	National Number
	Stubbins Lane				
	Claughton 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:

new goat housing for young stock, phase 2 of a 2 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:

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

Easting:	387326
Northing:	450814

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:

box profile tin sheets in juniper green

Description of *proposed* materials and finishes:

box profile tin sheets in juniper green

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

Doors - description:

Description of *existing* materials and finishes:

flat tin sheeted gates in juniper green

Description of *proposed* materials and finishes:

flat tin sheeted gates in juniper green

9. (Materials continued)

320120886 P

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/5125
ocation plan
design and access**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)	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	1322.6	1322.6
Total		3672.0	0.0	1322.6	1322.6

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:

320120886P

	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?

1,322.6

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:

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

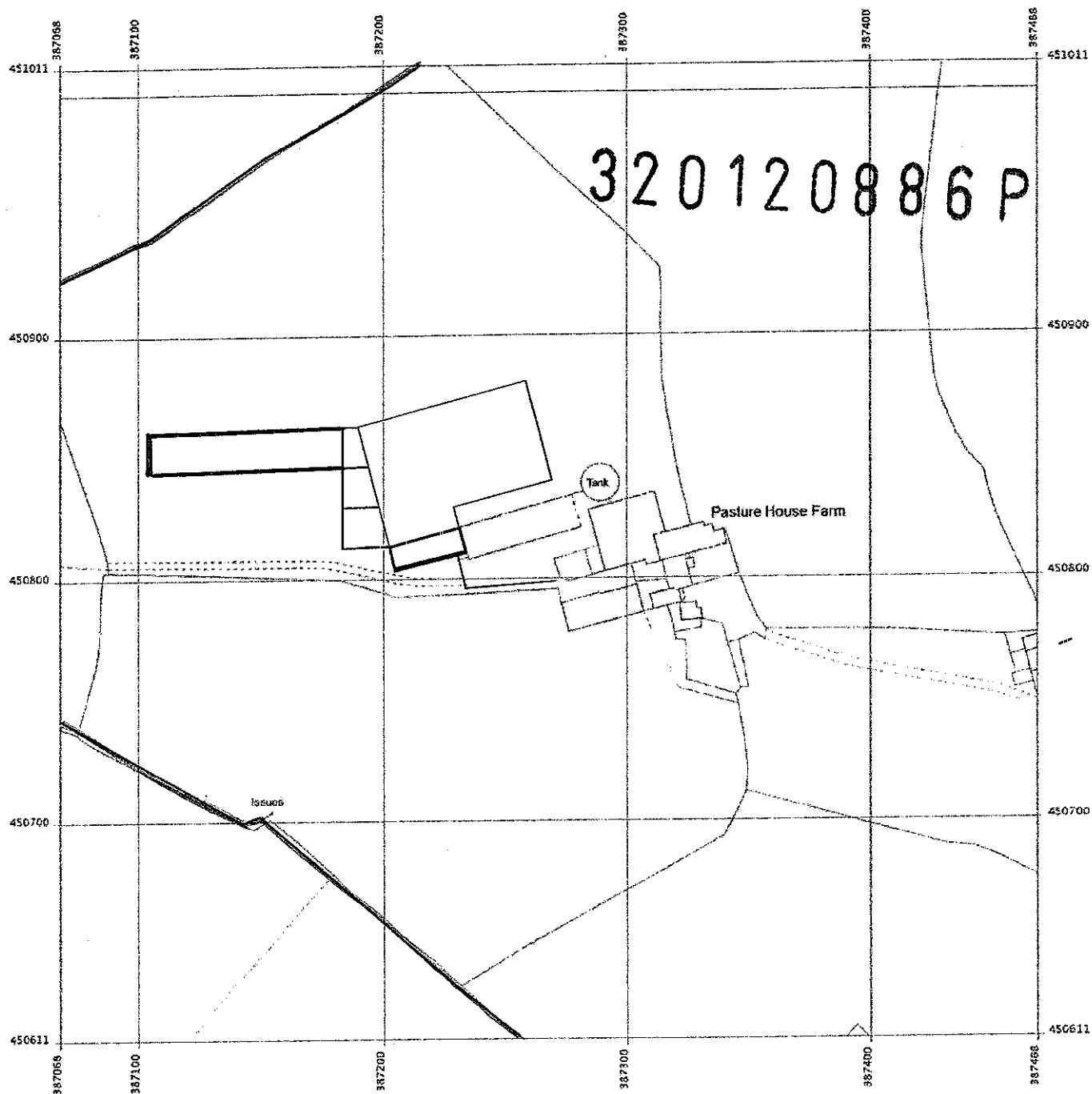
26. Declaration

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

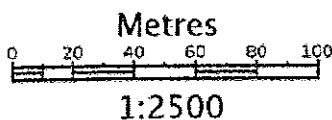
30/09/2012



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The representation of a road, track or path is no evidence of a right of way. The representation of features as lines is no evidence of a property boundary.

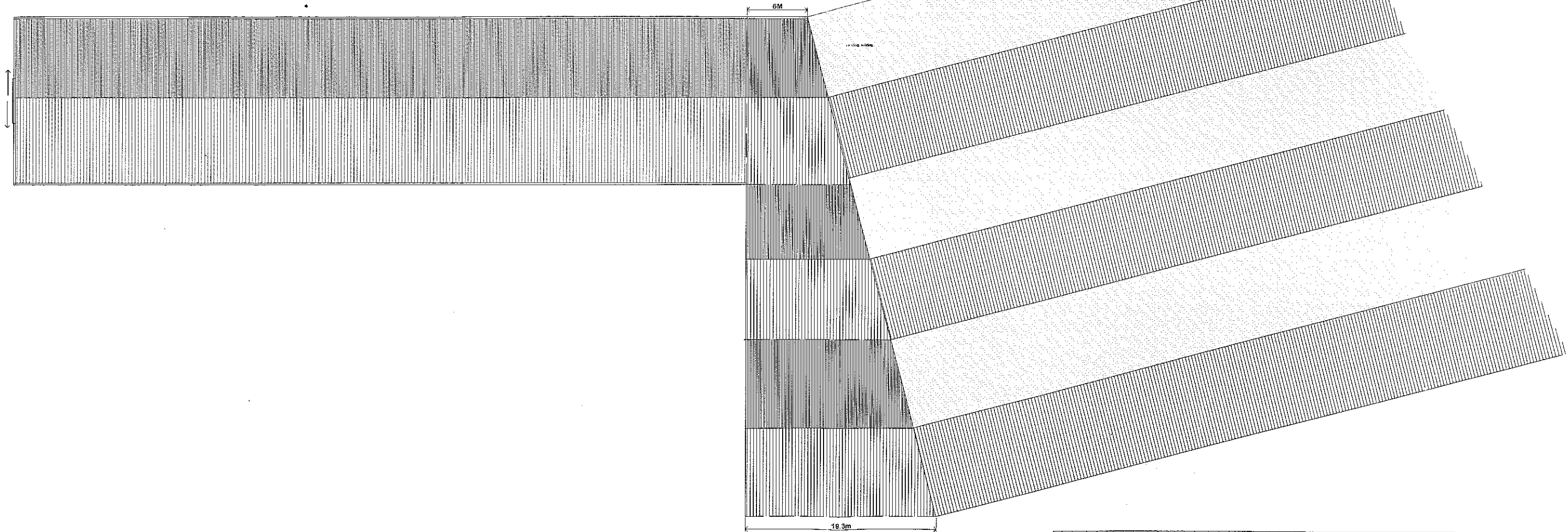


PASTURE HOUSE FARM
SKIPTON
BD23 3UJ

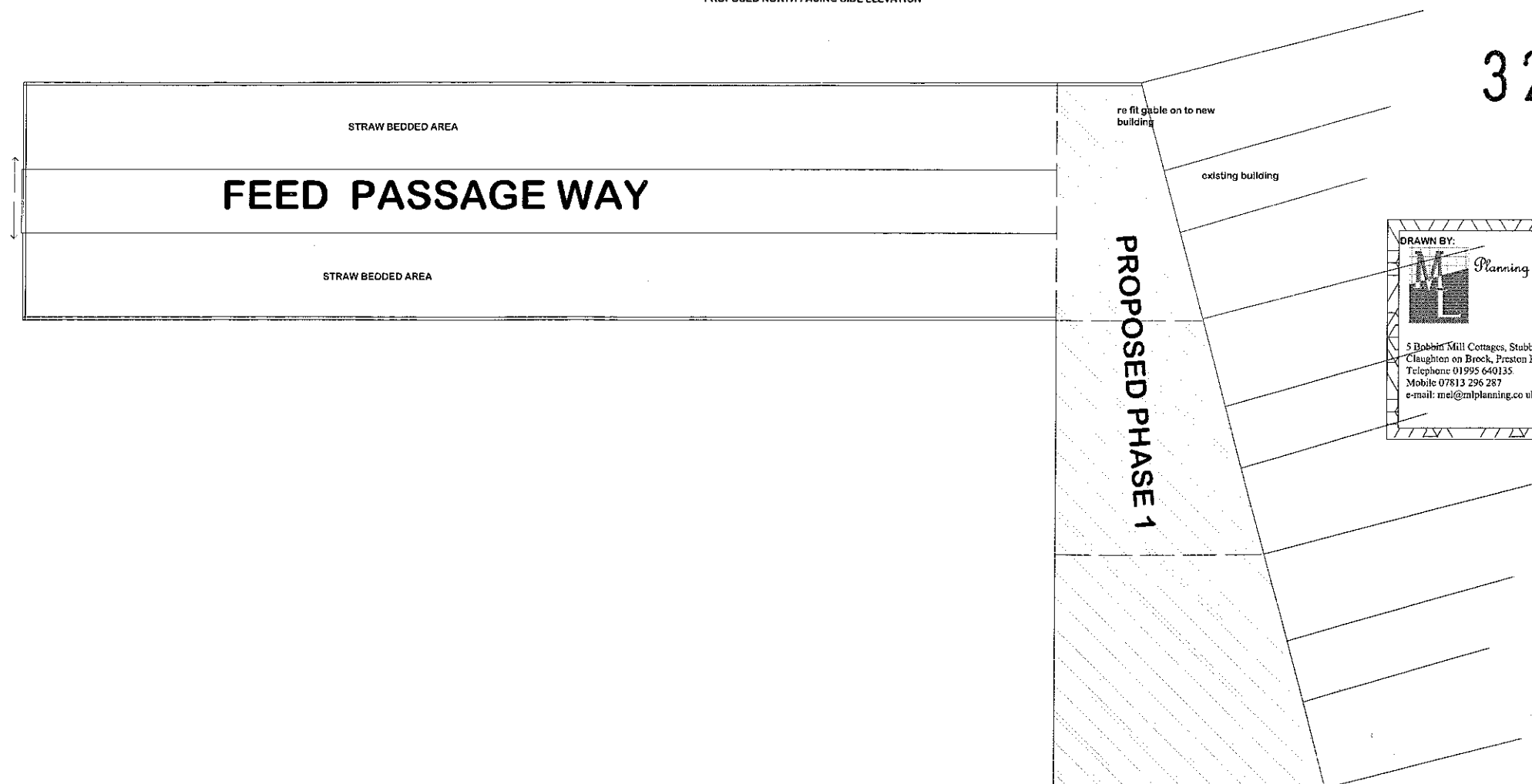
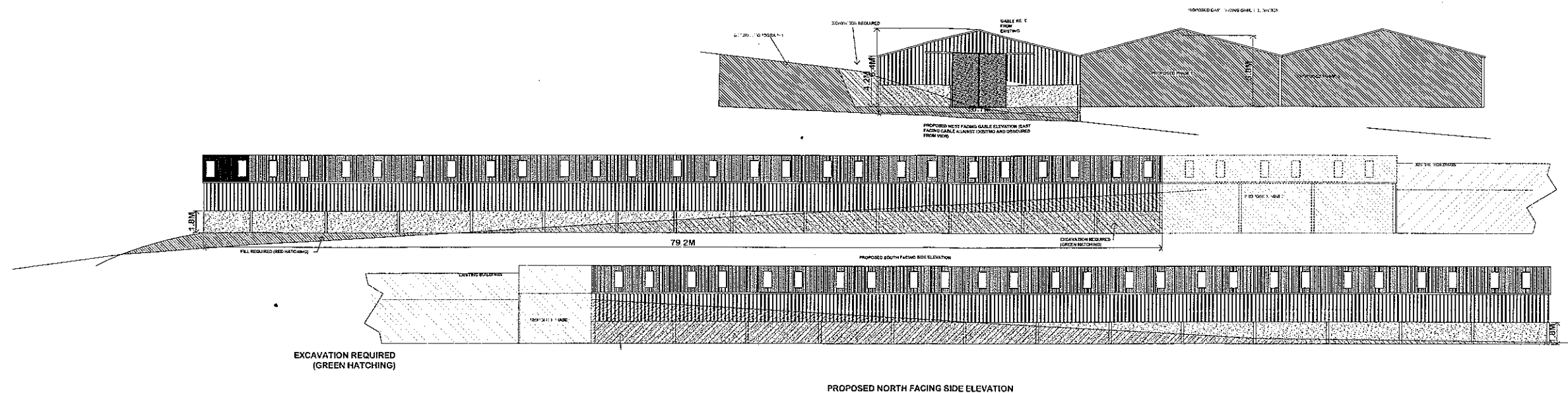
Supplied by: Stanfords
Reference: OI73681
Centre coordinates: 387268 450811

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ROOF PLAN

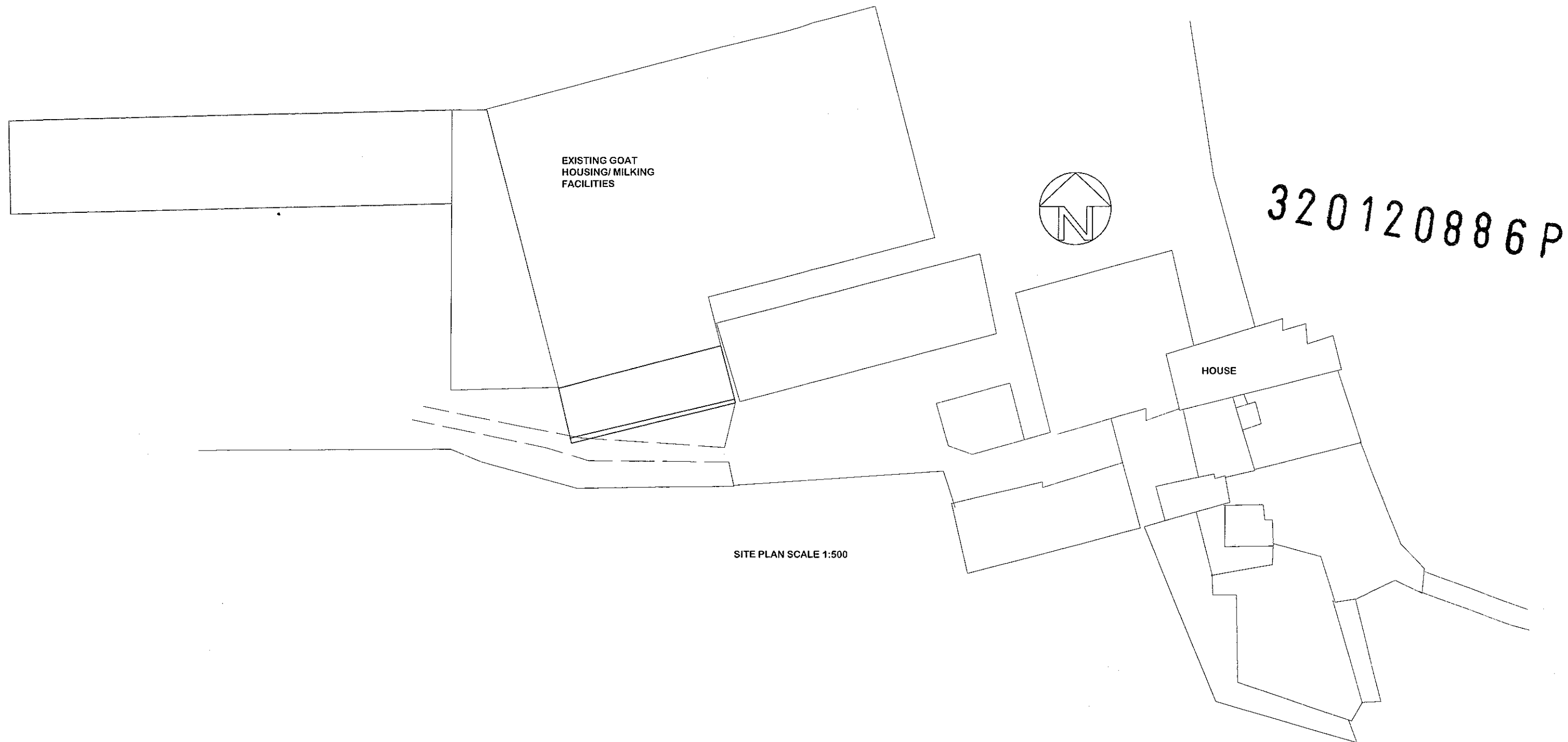


DRAWN BY:  5 Bobbin Mill Cottages, Stubbins Lane Cloughton on Brock, Preston PR3 0PL Telephone 01995 640135 Mobile 07813 296 287 e-mail: mel@mlplanning.co.uk	CLIENT: PA AND PJ ORMEROD PROJECT: ROOF PLAN PHASE 2 OF A 2 PHASE PLAN EXTENSION TO EXISTING GOAT HOUSING TO PROVIDE ADDITIONAL YOUNG STOCK ACCOMMODATION LOCATION: PASTURE HOUSE FARM, WEST MARTON, SKIPTON N YORKS. BD23 3UJ 01200 445842	DATE: 24 SEPT 12 DWG NO. ML/PO/5124B SCALE: 1:200
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DRAWN BY:  M Planning Ltd 5 Bobbin Mill Cottages, Stubbins Lane Cloughton on Brock, Preston PR3 0PL Telephone: 01995 640135 Mobile: 07813 296 287 e-mail: mel@mlplanning.co.uk	CLIENT: PA AND P J ORMEROD PROJECT: EXTENSION TO EXISTING GOAT HOUSING TO PROVIDE ADDITIONAL YOUNG STOCK ACCOMMODATION PHASE 2 OF A 2 PHASE PLAN LOCATION: PASTURE HOUSE FARM WEST MARTON, SKIPTON, N YORKS. BD23 3UJ 01200 445642	DATE: 24 SEPT 12 DWG NO: ML/PO/5125 SCALE: 1:200 A1
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DRAWN BY:  <i>Planning Ltd</i> 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 YOUNG STOCK HOUSING PHASE 2 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/5126 SCALE: 1:500 A2
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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

7. Farm Buildings

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

10 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

320120886P

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