



RIBBLE VALLEY  
BOROUGH COUNCIL

22 AUG 2012

FOR THE  
ATTENTION OF

For office use only

Application No.

Date received 320120894P

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:	T W	Surname:	Holden
Company name:					
Street address:	Yew Tree Farm, Chipping Road				
Town/City:	Chaigley	Telephone number:			
Country:	Clitheroe	Mobile number:			
County:	Lancashire	Fax number:			
Country:		Email address:			
Postcode:	BB7 3LX				
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				
	Startifants Lane				
Town/City:	Chipping	Telephone number:			
County:	Preston	Mobile number:			
Country:		Fax number:			
Country:	United Kingdom	Email address:			
Postcode:	PR3 2NP	jpyeplanning@gmail.com			

3. Description of the Proposal

Please describe the proposed development including any change of use:

Phase 2 of a 2 phase application for a new covered 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:	<input type="text"/>	Suffix:	<input type="text"/>
House name:	Yew Tree Farm		
Street address:	Chipping Road		
	Chaigley		
Town/City:	Clitheroe		
County:	<input type="text"/>		
Postcode:	BB7 3LX		
Description of location or a grid reference (must be completed if postcode is not known):			
Easting:	365825		
Northing:	442640		

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):

##### Walls - description:

Description of *existing* materials and finishes:

n/a

Description of *proposed* materials and finishes:

Upper walls tanalised timber yorkshire boarding  
Lower walls pre cast concrete panels

##### Roof - description:

Description of *existing* materials and finishes:

n/a

Description of *proposed* materials and finishes:

roof eternit farmscape profile 6 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:

Ground plans and elevations, drawings, design and access statement, location map

## 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)	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 storage

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

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	243.8	243.8
Total		0.0	0.0	243.8	243.8

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
-----------	--------------	--	---	----------------------

## 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?

243.8

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:

22/08/2012



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:

22/08/2012



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

22/08/2012

**ADDITIONAL INFORMATION REQUIRED FOR NEW  
AGRICULTURAL BUILDINGS AND FARMHOUSES**



**Ribble Valley Borough Council**

Application No:

30 AUG 2012

**Agricultural / Countryside Planning Application**

FOR THE  
ATTENTION OF

(Please note if the proposal is for a non-agricultural building questions relating to labour workers will not be relevant)

Applicant Name **T W Holden and Son**

Application site **YEW TREE FARM, CHAIGLY ROAD, CHAIGLY BB7 3LX**

Proposed Development **2 phase application for storage of manure & Slurry**

Previous Applications

1. Land - (Total Areas in Hectares)

Owned **140**

**320120894P**

Rented **77**

Short term

Land use: Pasture ☒

Meadow ☒

Crop **Silage** Crop

Land Quality (DA/SDA/NVZ)

2. Enterprise

Dairy: Pedigree/commercial Dairy Cows **60**

In-calf heifers **30**

Bulling heifers

Calving

Young stock **30**

Milk Quota

Beef Breeding: Suckler cows **N/A**

Calving

Heifers

Calves

Beef Rearing: Store Cattle (ages) **N/A**

Calves

Age at purchase

Age at sale

Bulls

Sheep: Pedigree/commercial Breeding ewes

Lambs

Store sheep **70**

Lambing period **N/A**

Lambing location

Other

### 3. Labour & Accommodation

Name	Age	Basis (F/t, P/t, Cas)	Hours of work/length	Main duties	Address and years
Tom		P/t			
Jim		P/t			
PETER		P/t			
1					

Misc N/A

Existing Dwellings N/A

Other Properties (incl occupiers) N/A

Previously owned properties N/A

Available properties in locality N/A

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

Need

SEE DESIGN & ACCESS

Siting

// // //

Design

// // //

Future Plans

// // //

### 5. Financial Details

N/A.

## 7. Farm Buildings

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

CUBICLE BUILDING  
DAIRY / PARLOUR  
HIDDEN (IN DISREPAIR)

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**DESIGN AND ACCESS STATEMENT**

**IN SUPPORT OF A 2 PHASE PLANNING APPLICATION FOR  
PHASE 1 THE DEMOLITION OF EXISTING MANURE STORE TO  
BE REPLACED WITH AN COVERED MANURE STORE  
PHASE 2 THE ERECTION OF A COVERED SLURRY STORE**

**AT**

**YEW TREE FARM  
CHAIGLY ROAD  
CHAIGLY  
BB7 3LX**

Prepared by Julia Pye, Hill Crest Farm, Chipping PR3 2NP

## **AMOUNT**

This application is for two buildings to be constructed at separate times for the storage of manure and slurry produced on this existing working dairy farm.

## **Use**

The proposed phase 1 building will provide under cover storage for manure produced on the farm. The applicant is applying for this building along with a grant from Natural England under catchment sensitive farming. The manure on site is currently stored in an old fashioned style muck store with an open top and has a weeping wall and it currently stores the manure produced by the applicants 60 milk cows, 30 heifers and bull calves.

The new proposed muck store will be covered therefore adhering to Natural England guidelines and also be secure. It will also ensure that all the nitrates available found in the manure are retained and not washed away by rainwater as this will produce run off dirty water into the ground water sources and these provide good nutrition for the pasture when spread on the land. The Ribble Valley has been targeted by Natural England as being a Catchment Sensitive Target Area and they are working along side the environment agency to reduce pollution into the ground water and river sources, therefore for the applicant to comply with these regulations this building is essential.

Phase 2 will store the slurry produced by the applicants animals within the cubicle house adjacent to the proposed building. This part of the building will take into account the natural topography of the site to be able to create the storage for the slurry as the end of the building will be set 1.5m below the phase 1 building this will then allow the applicants to create the slurry store.

Both applications are being submitted together to enable the applicant to plan his development of the farm over the next few years however, the manure store will be completed this year to enable to applicant to access his grant funding with the slurry store being possibly completed the year after, therefore this is a genuine two phase application.

## **LAYOUT**

The proposed buildings will be sited adjacent the existing agricultural buildings on site which can clearly be seen on the location map accompanying the planning

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application. The building will provide storage for the bedding manure produced from the applicant livestock which will be kept dry until is needed on the surrounding fields. The building will be sited adjacent to the existing livestock building and will remain within the built environment of the farm, this side of the existing building also gives much better access from the track therefore it has been chosen by the applicants as the best location in terms of operation to ensure that it can be accessed by machinery.

## **SCALE**

The scale of these buildings are in keeping with the amount of manure and slurry produced on site and are also in keeping with the other buildings on this site. The height of this building is essential to provide access by the large machinery when the manure is being brought in and out of the building and also to allow adequate depth for the storage of the slurry.

## **LANDSCAPING**

No further hard or soft landscaping is proposed as part of this application, however if the Local Authority felt it was necessary the applicant would be willing to discuss further planting.

## **APPEARANCE**

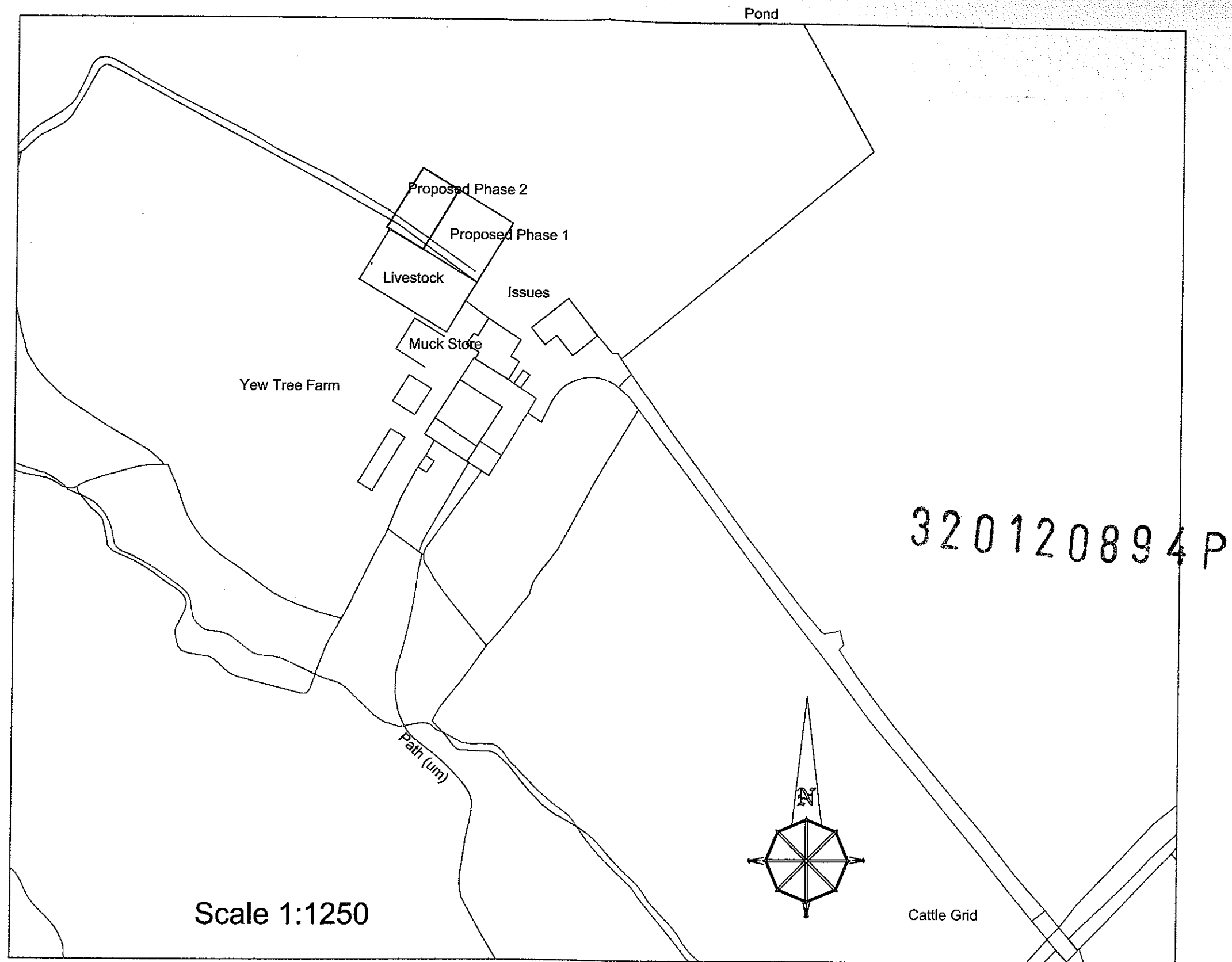
The appearance of the buildings have designed to reflect a modern agricultural buildings of this type whilst taking into account the surrounding buildings.

The choice of materials will ensure that the roof and side cladding of the building blends into its surroundings whilst being designed for its purpose.

Lower walls 8ft concrete panels, upper walls Yorkshire boarding Tanalized timber with a Eternit Farmscape profile 6 roof cement fibre in natural grey.

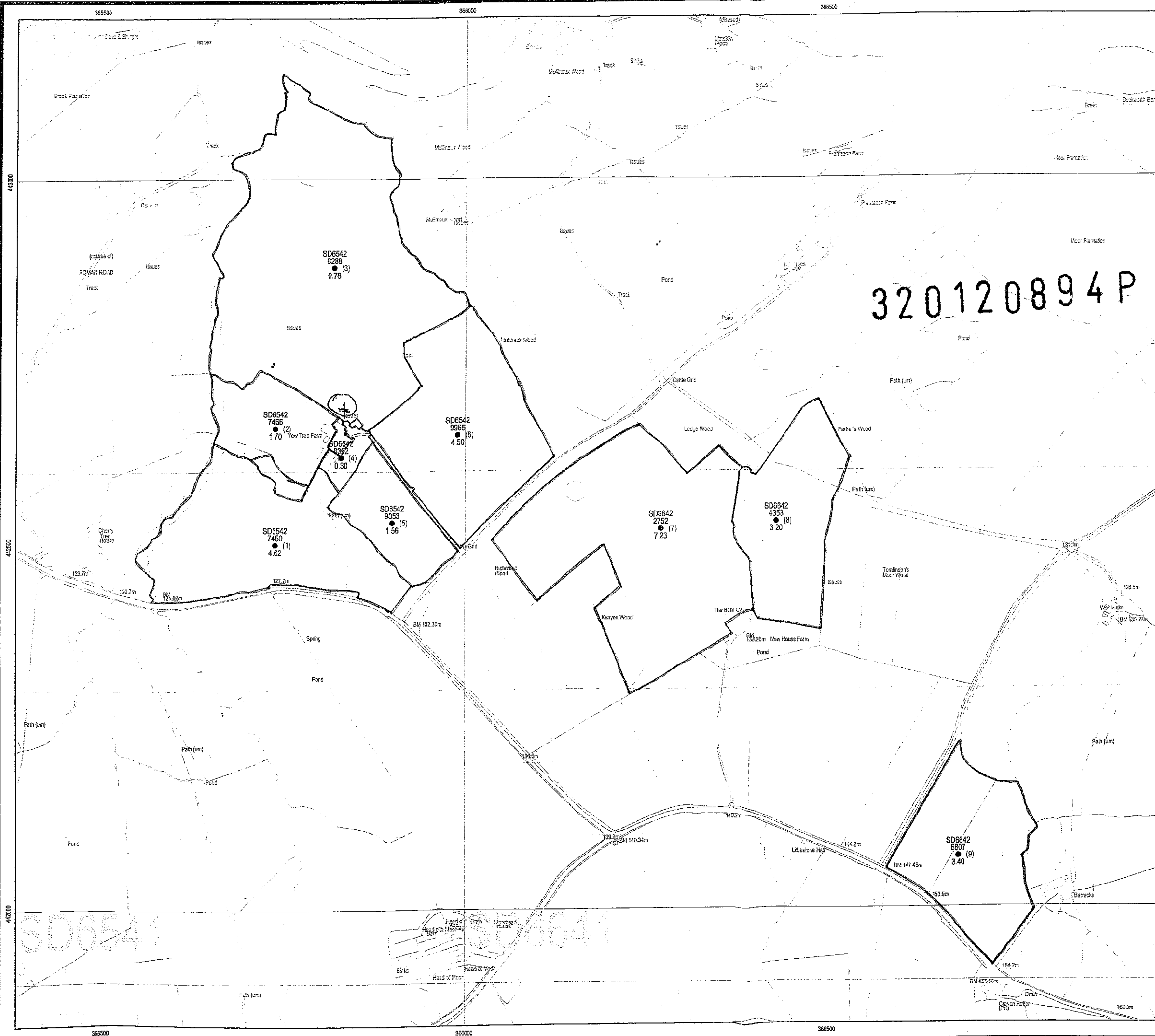
## **ACCESS**

Access onto the site will remain as existing and there id adequate room for turning and maneuvering of vehicles and emergency vehicles should they ever be required on site.



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Print on A3 to scale



**rpa**  
rural payments agency

Main Holding Number

**21/112/0017**

**Sheet Holding Number : 21/112/0017**

## Rural Land Register

[illegible]

Print Name : \_\_\_\_\_

Signed : ..... Date : .....



Scale 1:5000

Date printed : 05/03/2005

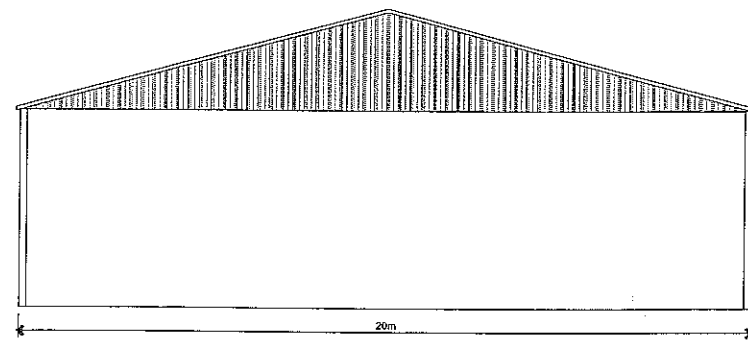
Version : Final

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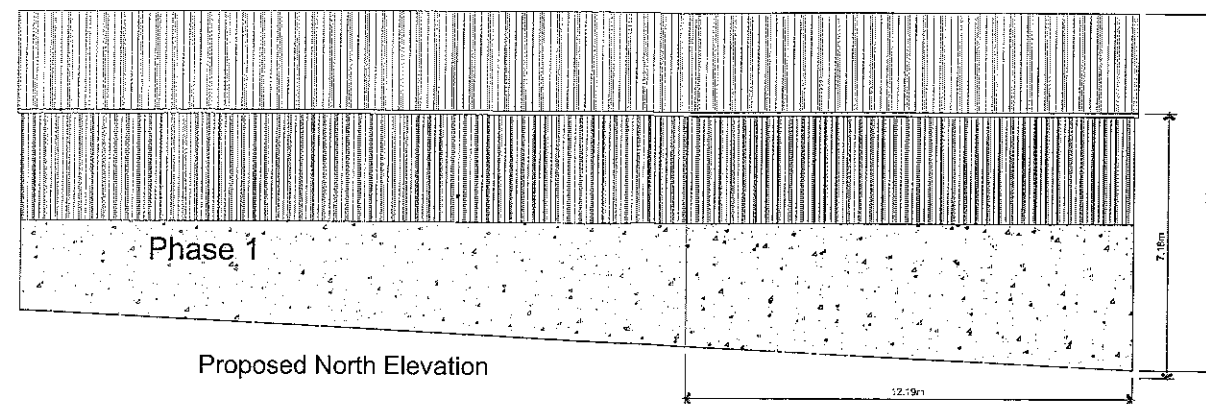
Printed by : CTRL

Map 1 of 1

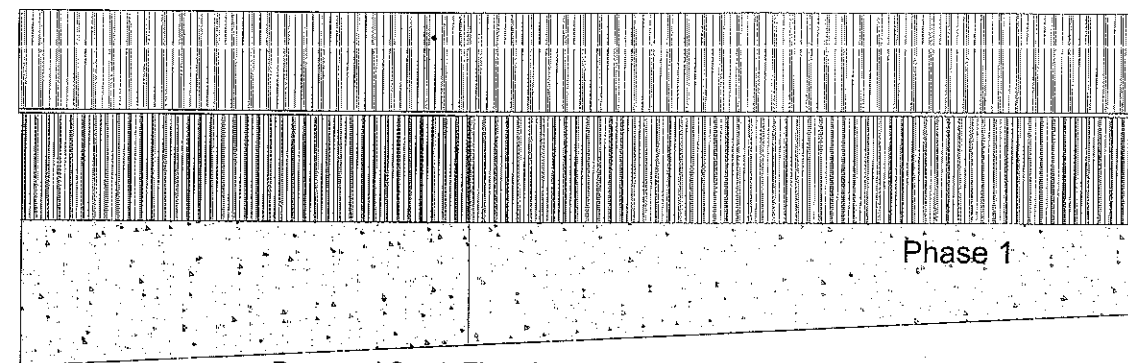
materials:- Roof Eternit Farmscape Profile 6 cement fibre sheets in Natural Grey  
 Walls:- Upper walls and gables to square tanalized timber yorkshire boarding  
 Lower walls pre cast concrete panels



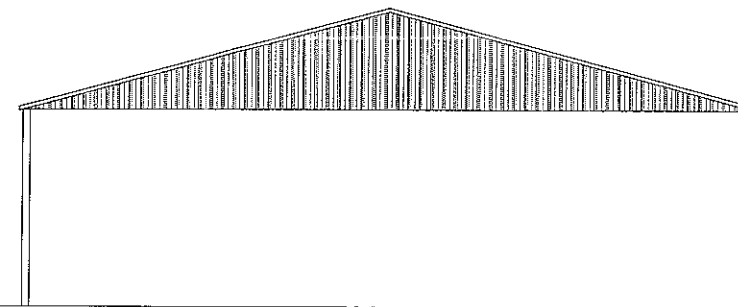
Proposed East Elevation



Proposed North Elevation



Proposed South Elevation



Proposed West Elevation

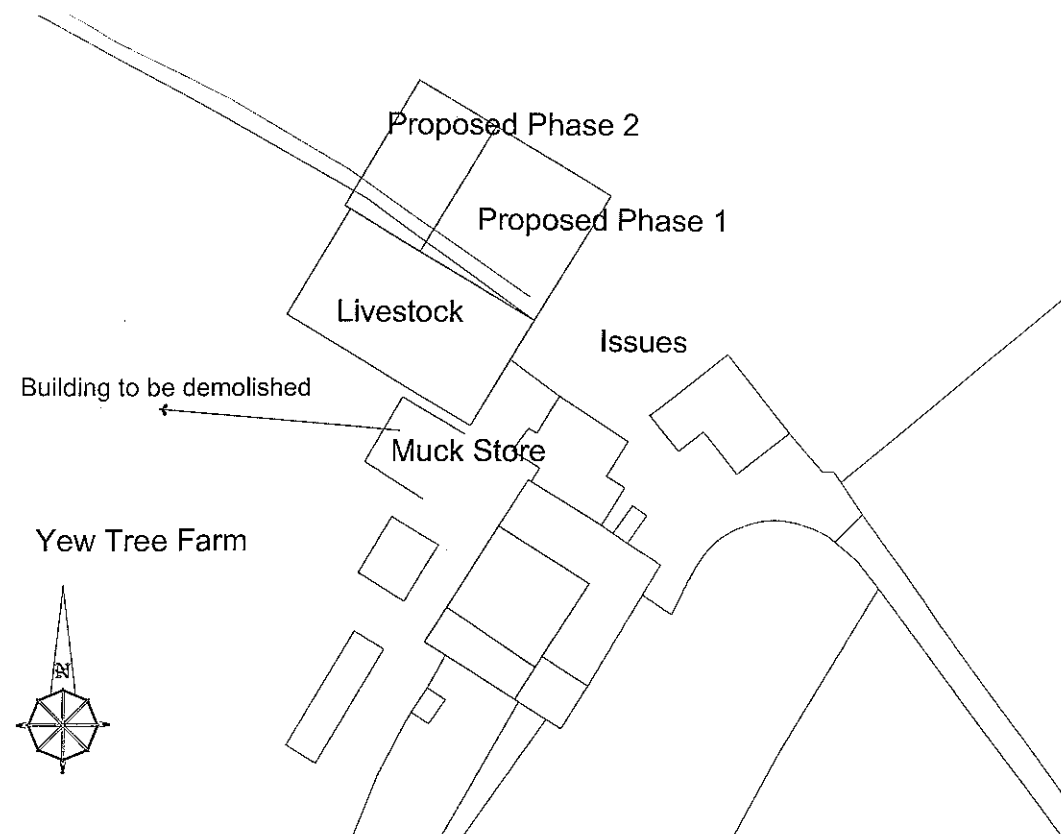
Open Plan Storage for manure

Phase 1

Open Plan Storage for Slurry

Phase 2

320120894P



Yew Tree Farm

Scale 1:500

Julia Pye

188 Crest Farm, Blountfarms Lane, Chipping PRS 2NP  
 Tel 01655 61678 07003557019  
 email: joyceplanning@gmail.com

Client's Details  
 T W Holden and Son

Project Details

Phase 2 of a 2 Phase Plan for the  
 Under cover storage of manure

Project Address

Yew Tree Farm, Chipping Road, Chalgley BB7 3LX

Drawing No.  
 JH04216

Date  
 June 2012

Scale  
 1:100

Drawn By  
 Julia Pye

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SCALE IN METRES

1:100



Plot Sheet @ A1 1:100