



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 20120930P

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:	CHARLES	Surname:	SUTCLIFFE
Company name:					
Street address:	Greaves Farm, Holden Lane				
Town/City:	Bolton by Bowland				
	Clitheroe				
County:	Lancashire				
Country:					
Postcode:	BB7 4LZ				
Telephone number:	Country Code	National Number	Extension Number		
	01200	697023			
Mobile number:	07703	447981			
Fax number:					
Email address:					

Are you an agent acting on behalf of the applicant? ☒ Yes ☐ No

2. Agent Name, Address and Contact Details

Title:		First Name:	Melanie	Surname:	Lawrenson
Company name:	ML Planning Ltd				
Street address:	5 Bobbin Mill Cottages				
	Stubbins Lane				
	Cloughton on Brock				
Town/City:	Preston				
County:	Lancashire				
Country:	United Kingdom				
Postcode:	PR3 1TQ				
Telephone number:	Country Code	National Number	Extension Number		
		01995 600733			
Mobile number:					
Fax number:					
Email address:	mel@mlplanning.co.uk				

3. Description of the Proposal

Please describe the proposed development including any change of use:

NEW AGRICULTURAL LIVESTOCK BUILDING

Has the building work or change of use already started?

☐ Yes ☒ No

- 4 OCT 2012

4. Site Address Details

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

House:		Suffix:	
House name:	Greaves Farm		
Street address:	Holden Lane		
	Bolton by Bowland		
Town/City:	Clitheroe		
County:			
Postcode:	BB7 4LZ		

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

Easting:	376479
Northing:	450989

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:

TANALIZED TIMBER YORKSHIRE BOARDS AND PRE CAST CONCRETE PANELS

Roof - description:

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

PROFILE 6 CEMENT FIBRE SHEETS IN NATURAL GREY

Doors - description:

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

FLAT TIN SHEETED GATES

9. (Materials continued)

Vehicle access and hard standing - description:

Description of *existing* materials and finishes:

GRASS

Description of *proposed* materials and finishes:

COMPACTED HARD CORE

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/CS/5103

LOCATION 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)	1	1	0
Short description of Other	TRACTOR		

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	0.0	0.0	275.9	275.9
Total		0.0	0.0	275.9	275.9

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	2	0
Proposed employees	0	2	0

20. Hours of Opening

If known, please state the hours of opening for each non-residential use proposed:

Use	Monday to Friday Start Time End Time		Saturday Start Time End Time		Sunday and Bank Holidays Start Time End Time		Not Known
Other							☒

21. Site Area

What is the site area?

275.88

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:

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: 04/10/2012

☒ 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: 04/10/2012

☒ Declaration Made

26. Declaration

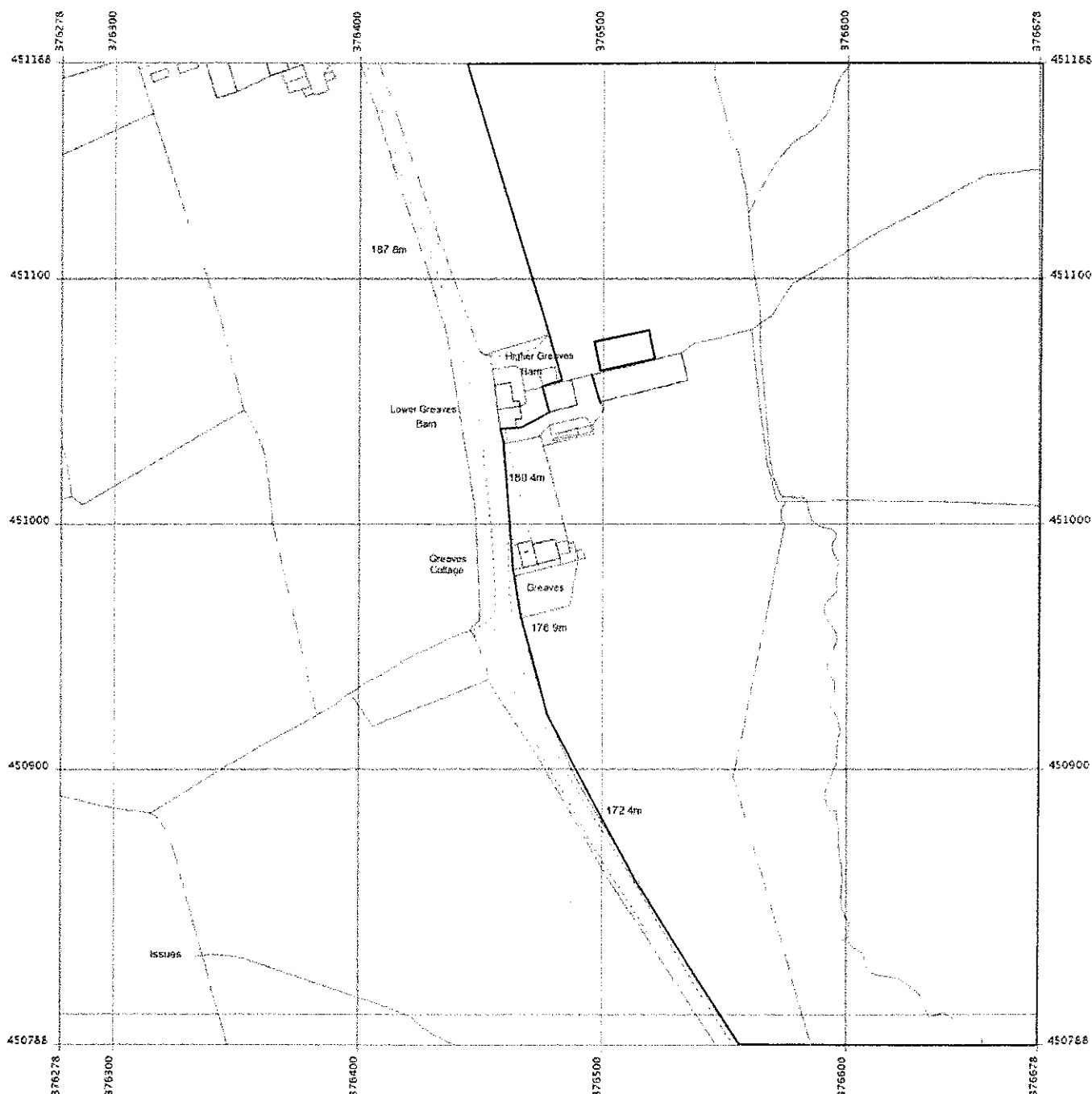
I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

☒

Date

04/10/2012

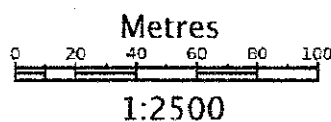
20120930P



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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.



GREAVES FARM
HOLDEN LANE
CLITHEROE
BB7 4LZ

Supplied by: Stanfords
Reference: OI480411
Centre coordinates: 376478 450988

377500

Rural Land Register (RLR) Map
SBI - 115661947

Map 1/1

Legends

Your RLR Parcel(s)

SPS Permanent Ineligible Features

Adjacent Parcel Boundary

Unconfirmed Boundary

RLR Information

Sheet ID	Parcel ID	Total Area (ha)	SPS Recorded Eligible Area (ha)	English Region
SD7650	4293	0.11	0.11	D
SD7650	4382	3.89	3.89	D
SD7650	5395	2.01	2.01	D
SD7651	3778	1.85	1.85	D
SD7651	4701	0.08	0.0	D
SD7651	6124	9.7	9.7	D
SD7651	6807	2.9	2.9	D
SD7651	7066	12.81	12.69	D
SD7651	9027	3.69	3.66	D

Scale 1:5000

Scale 1:5000

50m 0m 50m 100m 150m 200m

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Date: 09/06/2010

Please return this sheet to us if you want to make any changes to the parcels shown on it.

Design and Access Statement

In Support of a Planning Application for

**A new agricultural Livestock Building at
Greaves Farm, Holden Lane
Bolton By Bowland, Clitheroe
BB7 4LZ**

Amount

One new agricultural building is being applied for measuring 22.8m in length x 12.1 in width x 3.6m to eaves and 5.2m to eaves giving a total new floor area of 275.88 sq m, the building is adjacent an existing agricultural building.

Use

The proposal is an additional building to provide housing/ handling facilities for lambing sheep, and is part of a scheme grant aided by Natural England to reduce dirty water run off in catchment sensitive areas.

Layout

The proposed building will provide penned areas either side of a central passageway.

Scale

The building is in keeping with the existing buildings on site and is designed taking into account animal welfare codes of conduct for spacing allowances as advised by DEFRA.

Landscaping

No landscaping is proposed.

Appearance

Roof: - Eternit natural grey profile 6 cement fibre sheets to match existing buildings on site

Walls – Tanalized Timber Yorkshire Boards and Pre Cast Concrete Panels

Access

Access to the building will be from the existing yard area adjacent to an existing agricultural building. There is adequate room on site for the turning and manovering of emergency vehicles if they were ever needed on site.

The Process The farm is 145 acre farm which is all down to grass. There are currently 50 beef store fattening cattle at the Farm, and 200 breeding ewes.

320120930P

15 OCT 2012

ADDITIONAL INFORMATION REQUIRED FOR NEW THE
AGRICULTURAL BUILDINGS AND FARMHOUSES SECTION OF



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 CW + R SUTCLIFFE
 Application site GREAVES FARM, BOLTON ST BOWLAND
 Proposed Development SHEEP HOUSING / COVERED SHEEP PENS
 Previous Applications NONE

1. Land - (Total Areas in Hectares)

Owned 60 ~~HECTARES~~ HECTARES

Rented

Short-term

Land use: Pasture 45 Meadow 15 Crop — Crop —

Land Quality (DA/SDA/NVZ) SDA

2. Enterprise

Dairy: Pedigree/commercial Dairy Cows —

In-calf heifers — Bulling heifers — Calving —

Young stock 50 STORE CATTLE Milk Quota

Beef Breeding: Suckler cows

Calving — Heifers — Calves —

Beef Rearing: Store Cattle (ages) APPROX 12-18 MTHS

Calves — Age at purchase 6MTH Age at sale 18MTH Bulls

Sheep: ~~Pedigree~~/commercial Breeding ewes 200 Lambs 350 Store sheep

Lambing period FEBRUARY Lambing location NEAR TO FARM

Other APRIL/MAY STEADING

3. Labour & Accommodation

Name	Age	Basis (F/t, P/t, Cas)	Hours of work/length	Main duties	Address and years
CW SUTcliffe	38	P/T	25 hrs	1102 STOCK	GREAVES FARM 2 YRS
R SUTcliffe	39	P/T	10 hrs	HELP WITH STOCK	GREAVES FARM 2 YRS

Misc

Existing Dwellings

Other Properties (incl occupiers)

Previously owned properties

Available properties in locality

4. Proposed Development/Applicant(s) Comments

Need * COVERED SHEEP PENS TO REDUCE WEATHERING /
POUNCE

* SHEEP ACCOMMODATION FOR LAMBING
Siting NEXT TO MAIN BUILDING

Design PORTAL FRAME

Future Plans NONE

5. Financial Details

CASH + BANK LOAN + GRANT

7. Farm Buildings

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

2 main sheds

① Slaters designed for cattle

② Old Skillion - quite dated and
not designed for modern
equipment