



RIBBLE VALLEY
BOROUGH COUNCIL

18 OCT 2012

THE
TOWN OF

For office use only

Application No:

Date received

Fee paid £

Receipt No:

320121023 P

Council Offices, Church Walk, Clitheroe, Lancashire, BB7 2RA Tel: 01280 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:	Richard	Surname:	Wilkinson
Company name:					
Street address:	Lambing Clough Farm, Lambing Clough Lane				
Town/City:	Hurst Green				
	Clitheroe				
County:	Lancashire				
Country:					
Postcode:	BB7 9QN				
Telephone number:					
Mobile number:					
Fax number:					
Email address:					
Are you an agent acting on behalf of the applicant? ☒ Yes ☐ 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				
	Chipping				
Town/City:	Preston				
County:					
Country:	United Kingdom				
Postcode:	PR3 2NP				
Telephone number:					
Mobile number:					
Fax number:					
Email address:	jpyeplanning@gmail.com				

3. Description of the Proposal

Please describe the proposed development including any change of use:

This application is for an extension to cover the livestock gathering area and also an extension to the existing machinery store to assist with the management of the applicants ewes.

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:
Street address:

Town/City:
County:
Postcode:

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

Easting:
Northing:

Description:

5. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

☒ Yes ☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title: First name: Surname:

Reference:

Date (DD/MM/YYYY):

(Must be pre-application submission)

Details of the pre-application advice received:

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:

Description of proposed materials and finishes:

9. (Materials continued)

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Roof - description:

Description of existing materials and finishes:

Profile 6 tin sheets in van dyke brown

Description of proposed materials and finishes:

profile 6 tin sheets in van dyke brown

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:

Location map, ground plans and elevation, design and access statement, RPA map and agricultural statement.

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)	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	167.3	0.0	418.2	418.2
Total		167.3	0.0	418.2	418.2

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

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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?

250.98

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:

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:

16/10/2012

☒ 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

Notice recipient			Date notice served
Name:	sole tenant n/a		
Number:		Suffix:	
Street:			
Locality:			
Town:			
Postcode:			

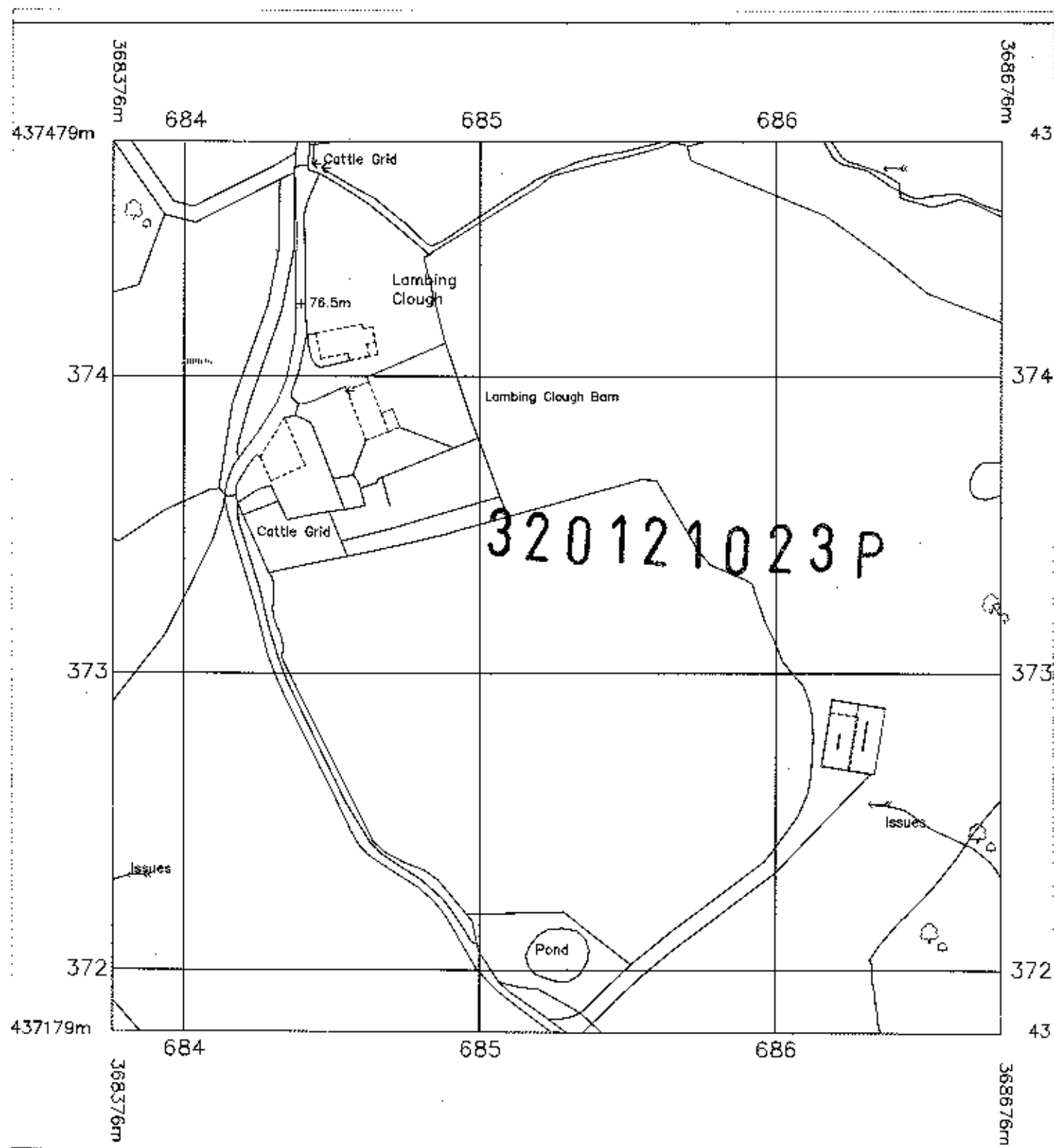
25. Certificates (Agricultural Land Declaration - continued)

Title: First Name: Surname:
Person role: Declaration date: ☒ 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



20 0 20 40 60 80 100

Metres



Scale 1:1250

BOUNDARY OF FARM
LIVESTOCK TRACKS (+MACHINERY)
WATER PIPES + TROUGHS

RICHARD WILKINSON
LAMBING CLOUGH FARM
HURST GREEN, CLITHEROE BB7 9Q

368500

369000

320121023

RIVER
RIBBLE

21/11/0098

NEW LIVESTOCK
GATHERING AREA
BUILDING

SD6837 SD6937
SD6836 SD6936

368500

369000



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J PYE PLANNING

Design and Access Statement

**Planning Application for the extension to the existing
machinery store to create a covered handling area
and extension to cover Livestock gathering area**

At

Lambing Clough Farm

Lambing Clough Lane

Hurst Green

Clitheroe

BB7 9QN

Amount

This application is for an extension to cover the livestock gathering area and also an extension to the existing machinery store to assist with the management of the applicants ewes.

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 the farmer has to take into special consideration conditions and DEFRA standards with regards to dirty water on the farm, this application is to help elevate any foul water run off and to ensure that any effluent created by foul run off from droppings created by the housed sheep, is not allowed to either leach into the river or go into ground water sources. The application cover will help keep the area dry and therefore adhering to the above standards.

The applicant intends to extend his existing machinery store and a further lean to extension is proposed to cover the existing gathering area.

Mr Wilkinson currently farms 79 acres in total, 62 acres are owned and 17 acres are rented separately.

In summer he runs approximately 245 sheep and mows 10-15 acres of which he turns into either hay or silage depending on the weather. He farms by an organic system where no artificial fertilizers are used.

In winter he runs approximately 100 ewes outdoors and these are fed on hard standing. He lambs the ewes outdoors in spring but needs a dry covered area for which to bring the ewes in all year round to assist in maintaining their well being.

The existing building is used to store his farm machinery and implements.

Layout

The machinery store is being extended by 4.6 meters x 4.9 meters to the eastern side of the existing building. The lean to covered area will be situated to the south of the building and covering the original hard standing, covering an extra 9.14 meters south of the building and 22.86 meters long to provide the covered gathering area.

As the majority of the development is only adding a cover, no additional access shall be required and the extension to the existing building shall be accessed by the existing farm track.

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Appearance

The materials used will be the same as the existing building, which will consist of tanalized timber, Yorkshire boarding and concrete blocks. The roof is and will be profile 6 tin sheets in van dyke brown.

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**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 Richard Wilkinson 887 90N
Application site Lambing Clough farm, Lambing Clough Lane, Huxst Green
Proposed Development Extension to existing machinery store and to cover livestock gathering area
Previous Applications 3/2002/0837 - 3/2010/0398, 0742
3/2009/0939, 0347, 0348 - 3/2007/0411 3/2006/0391

1. Land - (Total Area in Hectares) 02.16

Owned 62 acres

Rented 17 acres

Short-term

Land use: Pasture 64 Meadow Crop 15 Crop

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 Heifers Calves

Beef Rearing: Store Cattle (ages)

Calves Age at purchase Age at sale Bulls

Sheep: Pedigree/commercial Breeding ewes 100 Lambs 145 Store sheep

Lambing period April Lambing location outdoors

Other

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3. Labour & Accommodation

Name	Age	Basis (F/t, P/t, Cas)	Hours of work/length	Main duties	Address and years
Richard Wilkinson	65	FT			

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 AA 11

Design 11 11

Future Plans 11 11

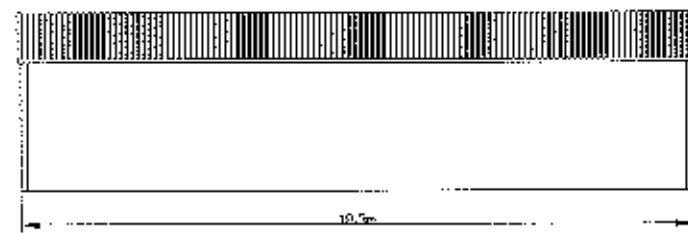
5. Financial Details

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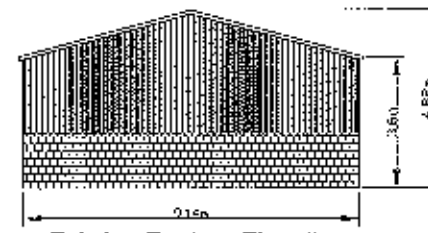
7. Farm Buildings

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

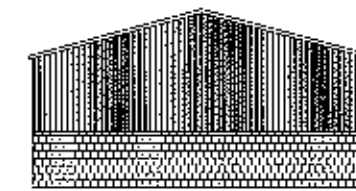
Machinery Store to
accommodate - JCB
loading shovel,
3 tractors
Hitachi, 3 tonne
digger, Quad Bike and
trailer, chain harrow,
roller, Grass topper,
livestock trailer etc



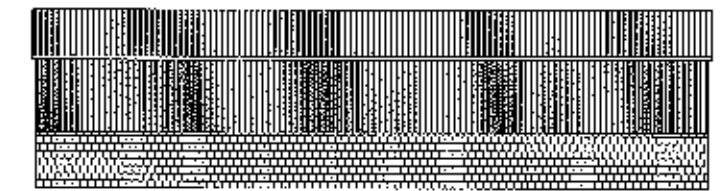
Existing Southern Elevation



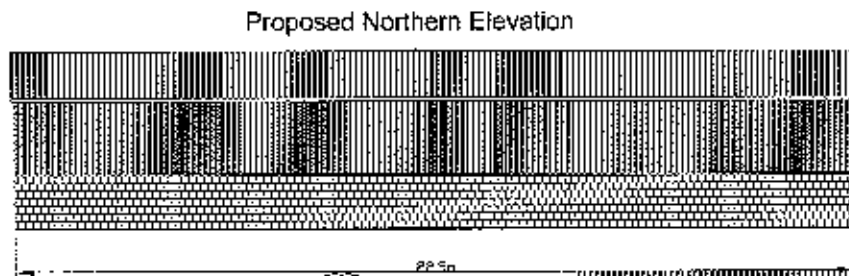
Existing Eastern Elevation



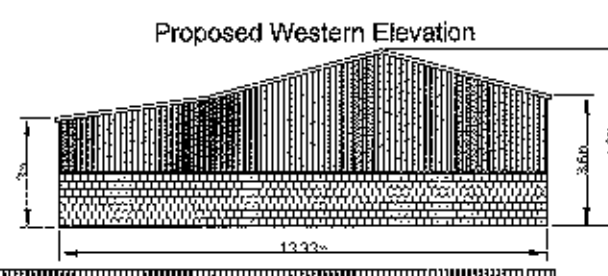
Existing Western Elevation



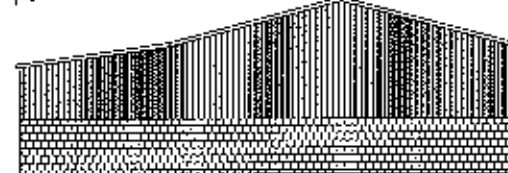
Proposed Southern Elevation



Proposed Northern Elevation



Proposed Western Elevation



Proposed Eastern Elevation



Proposed Southern Elevation

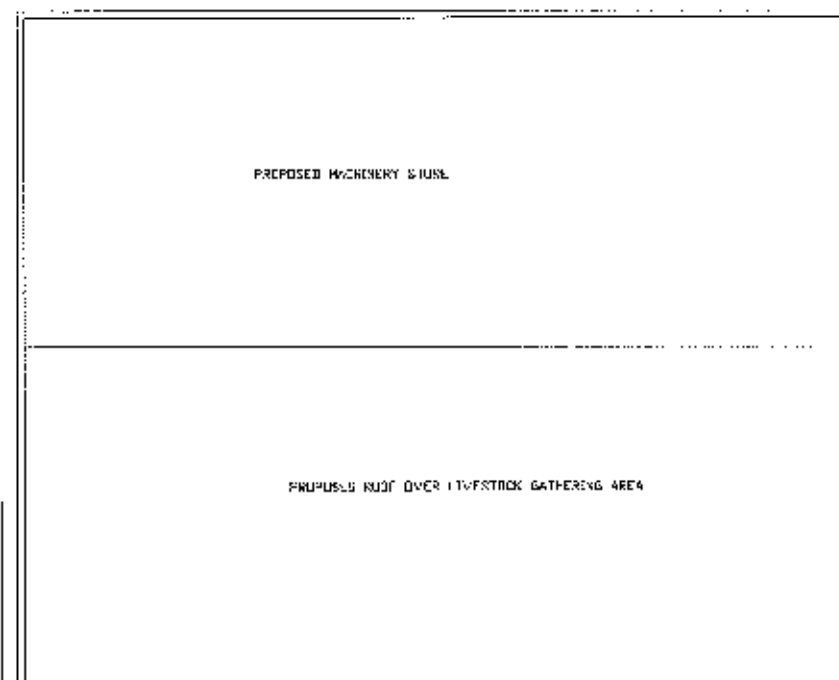
Existing Layout of Building



Materials - Roof - Profile 6 steel sheeting in Van Dyke Brown BS08B29
Walls:- Upper walls Tanalized Timber Yorkshire Boarding lower walls concrete block

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Proposed Layout



Julia Pye

30 Great Lane, Northfield Lane,
Thirley, Wiltshire, Wiltshire
Tel: 01296 811111
Email: julia@julia-pye.co.uk

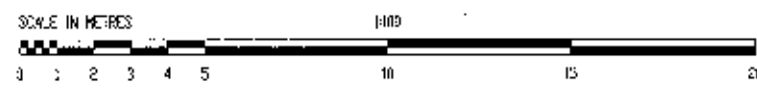
Client's Details,
Mr Richard Williams

Project Details,
Proposed Extension to machinery store
and lean to extension to cover sheep
handling facilities
Project Address,
Larking Clough Farm
Larking Clough Lane
Hurst Green
387 50N

Drawing No.	Date	Scale	Drawn By
JP/RY/0516	Oct 12	1:100	Julia Pye

Do not scale this drawing, check all dimensions on site

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