

For office use only	
Application No.	020121045 P
Date received	
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 & Mrs	First name:	PS & H	Surname:	ECKERSLEY		
Company name:							
Street address:	HIGHER BRUNDHURST FARM			Telephone number:	Country Code	National Number	Extension Number
	PRESTON NEW ROAD						
	MELLOR			Mobile number:			
Town/City:	Blackburn			Fax number:			
County:				Email address:			
Country:							
Postcode:	BB2 7NR						
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	Extension Number
	Stubbins Lane				01995	640135	
	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:

ROOF OVER EXISTING CATTLE FEED YARD

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:	HIGHER BRUNDHURST FARM		
Street address:	PRESTON NEW ROAD		
	MELLOR		
Town/City:	BLACKBURN		
County:			
Postcode:	BB2 7NR		

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

Easting:	364505
Northing:	430844

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

Roof - description:

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

NATURAL GREY CEMENT FIBRE SHEETING

Vehicle access and hard standing - description:

Description of *existing* materials and finishes:

CONCRETE YARD

Description of *proposed* materials and finishes:

CONCRETE YARD

9. (Materials continued)

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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:

ELEVATION GROUND AND SITE PLANS ML/PE/S107
ECKERSLEY MELLOR DESIGN AND ACCESS
LOCATION PLAN 1:2500

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	4	4	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)	4	4	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

ON TO THE LAND

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 LIVESTOCK FEED YARD

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

19. Employment

If known, please complete the following information regarding employees:

	Full-time	Part-time	Equivalent number of full-time
Existing employees	2	0	0
Proposed employees	2	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	
Other							☒

21. Site Area

What is the site area?

175

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:

COVER OVER EXISTING FEED YARD

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

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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: 07/11/2012 ☒ 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: 07/11/2012 ☒ 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.

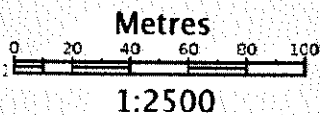
☒ Date 07/11/2012



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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.



Supplied by: Stanfords
Reference: O1257287
Centre coordinates: 364505 430844

HIGHER BRUNDHURST F
PRESTON NEW ROAD
BLACKBURN
BB2 7NR

320121045P

Design and Access Statement

**In support of a Planning Application for
Roof over existing feed yard for cattle**

**Higher Brundhurst Farm
Preston New Road
Mellor
Blackburn
BB2 7NR**

P S & H Eckersley

Appearance

One building to provide cover over an existing feed yard for cattle is being applied for. This is to enable the applicant to reduce dirty water run off from the yard area and the potential to cause pollution.

Landscaping

No landscaping is proposed

Use

The proposal is to provide under cover feed area for cattle on the unit.

Layout

The building is a mono pitch coming off the gable of two existing cattle buildings, and is 3.5m to low eaves 4.7m to high point. It is 25m long and 7 m wide, giving a total new floor space of 175m sq

Scale

The scale of the building is in keeping with the existing buildings on site.

Access

Access to the building is from the adjacent yard area, from a private track off Preston New Road. There is adequate room for manovering emergency vehicles if they were ever needed on site.

The Process

The farm is a 145 acre beef and sheep farm, with a herd of 325 beef store cattle ranging in age up to 20 – 24 months. All the land is down to grass.

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



Ribble Valley Borough Council

Application No:

320121045P

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 PS+H ECKERSLEY
Application site HIGHER BRINDHURST FARM PRESTON NEW ROAD
Proposed Development ROOF ON EXISTING YARD MELLOR BB27NI
Previous Applications CATTLE SHED + MUCK STORE 2011

1. Land – (Total Areas in Hectares)

Owned N/A

Rented 95 HECTARES

Short-term

Land use: Pasture ☒ Meadow ☐ Crop ☐ 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) 4 WEEKS - 2 YEARS

Calves 4 WEEKS Age at purchase 4 WEEKS Age at sale 2 YEARS Bulls N/A

Sheep: Pedigree/commercial. Breeding ewes 200 Lambs

Store sheep N/A

Lambing period MID FEB ON Lambing location BARN AT FARM

Other PIGS 4 BREEDING SOWS

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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 WE DO NOT EMPLOY ANYONE.

Existing Dwellings FARMHOUSE.

Other Properties (incl. occupiers) N/A.

Previously owned properties

Available properties in locality

4. Proposed Development/Applicant(s) Comments

Need YARD NEEDS TO BE ROOFED OVER
TO PREVENT POLLUTION.

Siting OVER EXISTING YARD

Design PLANS HAVE BEEN SUBMITTED

Future Plans

5. Financial Details

50% Grant from Natural England

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7. Farm Buildings

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

PLEASE SEE ENCLOSED DIAGRAM

- (1) STONE BARN
- (2) STABLE
- (3+4) SLARE STORE
- (5) CUBICLES FOR CATTLE
- (6+8) CATTLE PENS
- (9) LOOSE BOX
- (10) CATTLE SHED
- (10a) MUCK STORE
- (11) CATTLE SHED
- (12) LEAN TO
- (13) TOOL ROOM
- (14) MEN'S CABIN

STORAGE + LAMBING SHED
LAMBING SHED

+ FEED AREA

PIG PENS

CATTLE SHED

HENS + DUCK

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Issues

House

Brundhurst Farm

Tank

Cattle Grid

AREAS SHADED BLUE
DO NOT FORM PART OF
BRUNDHURST FARM.