



**RIBBLE VALLEY
BOROUGH COUNCIL**

20 NOV 2012

For office use only

Application No.

Date received

Fee paid £

320121089P

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: First name: Surname:

Company name:

Street address:

Town/City:

County:

Country:

Postcode:

Telephone number:

Country Code	National Number	Extension Number
<input type="text"/>	<input type="text"/>	<input type="text"/>

Mobile number:

<input type="text"/>	<input type="text"/>	<input type="text"/>
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Fax number:

<input type="text"/>	<input type="text"/>	<input type="text"/>
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Email address:

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

2. Agent Name, Address and Contact Details

Title: First Name: Surname:

Company name:

Street address:

Town/City:

County:

Country:

Postcode:

Telephone number:

Country Code	National Number	Extension Number
<input type="text"/>	<input type="text" value="01772 458866"/>	<input type="text"/>

Mobile number:

<input type="text"/>	<input type="text"/>	<input type="text"/>
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Fax number:

<input type="text"/>	<input type="text"/>	<input type="text"/>
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Email address:

3. Description of the Proposal

Please describe the proposed development including any change of use:

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:	Hall Trees Farm		
Street address:	Hough Clough Lane		
	Chipping		
Town/City:	Preston		
County:	<input type="text"/>		
Postcode:	PR3 2NT		

Description:

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

Easting:	360205
Northing:	442078

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:

Concrete Panel / Yorkshire Boarding

Description of proposed materials and finishes:

Concrete Panel / Yorkshire Boarding

Roof - description:

Description of existing materials and finishes:

Cement Fibre Roof Sheets (Corrugated) / Translucent PVC Roof Sheets (Corrugated)

Description of proposed materials and finishes:

Cement Fibre Roof Sheets (Corrugated) / Translucent PVC Roof Sheets (Corrugated)

Vehicle access and hard standing - description:

Description of existing materials and finishes:

Concrete / Compacted Gravel

Description of proposed materials and finishes:

Concrete

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement?

Yes No

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. Buses)	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
 Sockaway
 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 - Uncovered sheep handling facilities and handstanding for machinery / equipment storage

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

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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			

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Please state how foul sewage is to be disposed of:

Mains sewer Package treatment plant Unknown
 Septic tank Cess pit

Other:

Are you proposing to connect to the existing drainage system? Yes No Unknown

12. Assessment of Flood Risk

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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

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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 - Uncovered sheep handling facilities and hardstanding for machinery / equipment storage

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	180.0	180.0
Total	0.0	0.0	180.0	180.0

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	2	2	0
Proposed employees	2	2	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?

646

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: Mr First name: Daniel Surname: Hamer

Person role: Agent

Declaration date: 29/11/2012

 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: Mr First Name: Daniel Surname: Hamer

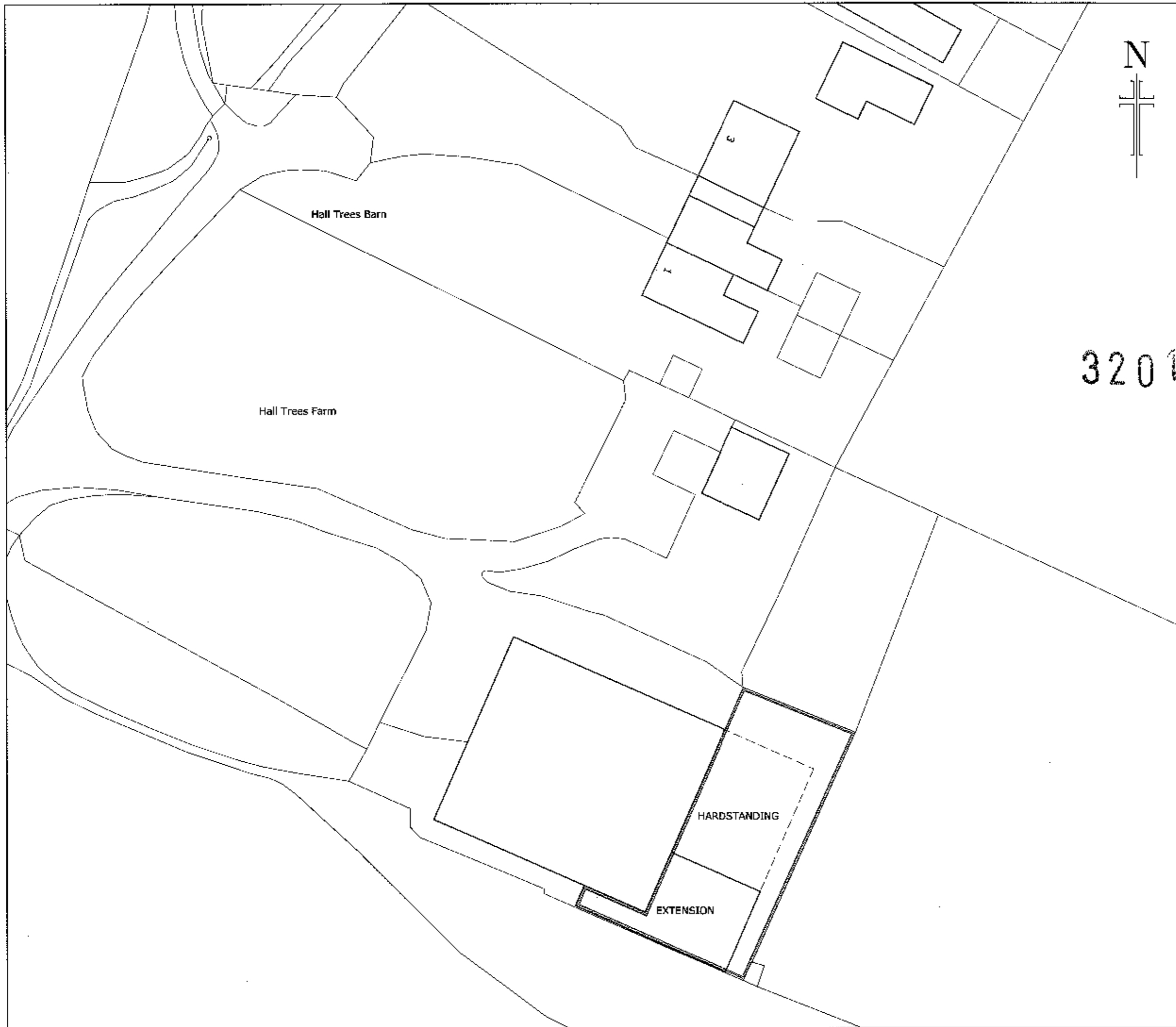
Person role: Agent

Declaration date: 29/11/2012

 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 29/11/2012



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NOTES

The copyright of this drawing is held by Lea Hough & Co Chartered Surveyors LLP.
Do not scale from this drawing. All dimensions must be checked and verified by the contractor prior to works commencing on site.

REVISIONS

REV	DESCRIPTION	DATE	APPROVED

LeaHough
CHARTERED SURVEYORS
Survey Valuation Design Planning Sales

Blakewater House
Phoenix Business Park
Blakewater Road
Blackburn
Lancashire
BB1 5RW
Tel: 01254 260196

8 Eaton Avenue
Matrix Office Park
Suckshaw Village
Preston
Lancashire
PR7 7NA
Tel: 01772 458866
Email: info@leahough.co.uk
Web: www.leahough.co.uk



CLIENT: Mr & Mrs R. Dean
Hall Trees Farm
Off Hough Clough Lane
Chipping
Preston
PR3 2NT

PROJECT ADDRESS:
Hall Trees Farm
Off Hough Clough Lane
Chipping
Preston
PR3 2NT

PROJECT TITLE:
Proposed Extension to Agricultural Building

DRAWING TITLE:
Proposed Site Plan

PAPER SIZE: A3	DRAWING NUMBER: BS.12/163/03	REV: -
SCALE: 1:500	DATE: November 2012	DRAWN BY: EF

Hall Trees Farm, Hough Clough Lane, Chipping, PR3 2NT
Planning, Design and Access Statement

1.0 Introduction

- 1.1 This Planning, Design and Access Statement has been prepared to accompany a full planning application for an extension to an agricultural building and the creation of an area of associated hard standing.
- 1.2 The purpose of the document is twofold. Firstly, to demonstrate the acceptability of the principle of the proposed development. Secondly, to provide an outline of the key elements of the design.

2.0 Principle

- 2.1 The proposal aligns with Policy G5 of the Ribble Valley Local Plan which stipulates that outside the main settlement and village boundaries planning consent will only be granted for small scale developments, such as those needed for the purposes of agriculture. The agricultural need and justification for the proposal is set out in the accompanying 'Agricultural / Countryside Planning Application' form.
- 2.2 The proposal will also align with Policy G8 as it will reduce surface water contamination in a sensitive water catchment area.

3.0 Design

- 3.1 The proposal has been developed within the context of Policy ENV1 and Policy G1 of the Ribble Valley Local Plan.

Use and Amount

- 3.2 The application site currently comprises uncovered sheep handling facilities and hardstanding for machinery / equipment storage adjacent to an existing agricultural building (Image 3.1). The proposed extension will enclose this area and remove agricultural paraphernalia from view. Consequently, the visual amenity and setting of the Trough of Bowland Area of Outstanding Natural Beauty will be improved.
- 3.3 The footprints of the proposed extension and area of hard standing are 192m² and 257m² respectively.



Regulated by the RICS

Offices at Blackburn 01254 260196 and Preston 01772 458866

Lea Hough & Co is a Limited Liability Partnership

Registered office: 7 Ferry Road Office Park, Preston, PR2 2YH

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LeaHough is a trading name of Lea, Hough & Co Chartered

Surveyors LLP



Image 3.1: View of application site from the SE

Layout

- 3.4 The existing building is sited to the south of the farmhouse and orientated on a NW / SE axis. The proposed extension will be to the SE gable and wrap around the corner of the building. The hard standing will occupy the area between the NE elevation of the proposed building and the NE elevation of the existing building.

Scale

- 3.5 The extension will have the same eaves heights as the existing building. The roof will follow the same plane but will not extend as far as the ridge of the existing building in order to maintain an open aspect to the door on the SE gable.

Appearance

- 3.6 The materials employed will match those as existing. The walls will be part concrete panel and part Yorkshire boarding; the roof will be corrugated cement fibre sheeting with corrugated translucent plastic sheeting to provide natural light penetration. The hard standing will be constructed of concrete.

Access

- 3.7 The proposal will be served by the existing access arrangements.

Landscaping

- 3.8 The hedgerow to the SW boundary of the existing building will be retained. No new additional planting is proposed.

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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 R Dean

Application site Hall Trees Farm, Off Hough Clough Lane, Chipping, Preston, PR3 2NT

Proposed Development ... Extension to existing Agricultural building and hardstanding

Previous Applications

1. Land – (Total Areas in Hectares)

Owned 41.7 Ha (103 acres)

Rented 12.14 Ha (30 acres)

Short-term 16.2 Ha (40 acres) mid October to mid/late March and additional winter grazing at
Land use: Pasture Croston, Whitechapel Barton, Claughton and Broughton - total for 600 head of sheep

Land Quality (DA/SDA/INVZ) All Meadows Crop Crop
Part Yes No No
L.F.A. (Less Favoured Area)

2. Enterprise

Dairy: Pedigree/commercial Dairy Cows No

In-calf heifers Bulling heifers Calving

Young stock Milk Quota

Beef Breeding: Suckler cows No

Calving Heifers Calves

Beef Rearing: Store Cattle (ages) No

Calves Age at purchase Age at sale Bulls

Sheep: Pedigree/commercial. Breeding ewes 600 Lambs up to 1000 Store sheep

Lambing period Mid March - Late April Lambing location Hall Trees Farm, Chipping

Other Lambs sold either fat or as stores during summer - autumn of year of their birth - with replacement gimmer lambs included within the figure of 600 ewes as above

3. Labour & Accommodation

Name	Age	Basis (F/t, P/t, Cas)	Hours of work/length	Main duties	Address and years
Mr Robin Dean		Full time	Full time	Management/Shepherd	12 years
Mrs Eileen Dean		Part time	Part time	Assistant Shepherd	12 years
A N Other		Casual	6-8 weeks	during lambing season	
A N Other		Casual	6-8 weeks	during lambing season	

Misc

Existing Dwellings One dwelling house at Hall Trees Farm

Other Properties (Incl occupiers) None

Previously owned properties N/A

Available properties in locality N/A

4. Proposed Development/Applicant'(s) Comments

Need An opportunity to achieve better working conditions, reduce surface water contamination in a sensitive water catchment area and achieve better machinery/equipment and fodder storage with reduced usual impact to surrounding properties and visitors to the area.

Siting Dictated by existing sheep handling facilities and hard-standing for storage and temporary sheep handling.

Design To match existing building in terms of a natural extension/addition to the existing sheep building.

Future Plans No expansion planned.

5. Financial Details

To be financed partly by the Applicants from retained business profit/income and partly by way of a Natural England "Catchment Sensitive Farming Capital Grant Scheme" offered to lead to water quality improvements in sensitive surface water catchment areas.

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7. Farm Buildings

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

Current "Umbrella" building - size..... provides sheep housing
for lambing flock during late winter and throughout the lambing season as well as storage for bulk
fodders (haylage) and straw for bedding. The Building is also used for routine sheep welfare/
management work (shearing) and foot treatment for example in poor ground conditions for lamb
housing.. to bring on lambs for sale either as stores or fat lambs for slaughter. Part of the building is
used as the general farm workshop and part for sheepdog housing - the Applicant breeds, rears and
trains sheepdogs as part of the farming enterprise. The building is used out of the lambing season for
storage of tractors, machinery and other more valuable livestock equipment.