



RIBBLE VALLEY
BOROUGH COUNCIL

19 DEC 2012

For office use only

Application No. 320130067 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	First name:	R.D	Surname:	Capstick	
Company name:						
Street address:	Croft Bungalow			Country Code	National Number	Extension Number
	Gisburn Road			Telephone number:		
	Gisburn			Mobile number:	07803 557019	
Town/City:	Clitheroe			Fax number:		
County:	Lancashire			Email address:		
Country:						
Postcode:	BB7 4ES			jpyeplanning@gmail.com		
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			Country Code	National Number	Extension Number
	Startifants Lane			Telephone number:	07803557019	
	Chipping			Mobile number:		
Town/City:	Preston			Fax number:		
County:				Email address:		
Country:	United Kingdom					
Postcode:	PR3 2NP			jpyeplanning@gmail.com		

3. Description of the Proposal

Please describe the proposed development including any change of use:

Retrospective Application for the Retention of a polytunnel for lambing purposes and agricultural storage.

Has the building, work or change of use already started?	☒ Yes ☐ No	If Yes, please state the date when the building, work, or use started:	01/10/2011
Has the building, work or change of use been completed?	☒ Yes ☐ No	If Yes, please state the date when the building, work, or change of use was completed:	30/10/2011

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

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:

Roof - description:

Description of *existing* materials and finishes:

Description of *proposed* materials and finishes:

Windows - description:

Description of *existing* materials and finishes:

Description of *proposed* materials and finishes:

9. (Materials continued)

Doors - description:

Description of *existing* materials and finishes:

Vertical timber.

Description of *proposed* materials and finishes:

As Above.

Boundary treatments - description:

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

N/A

Vehicle access and hard standing - description:

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

N/A

Lighting - add description

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

N/A

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:

Design and Access Statement.

Location Map.

Elevations and Ground Plans.

RPA Maps.

Agricultural Justification 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

Straw Bedded.

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

18. All Types of Development: Non-residential Floorspace (continued)

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	217.4	217.4
	Total	0.0	0.0	217.4	217.4

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	3	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?

217.36 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: 18/12/2012

☒ 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:

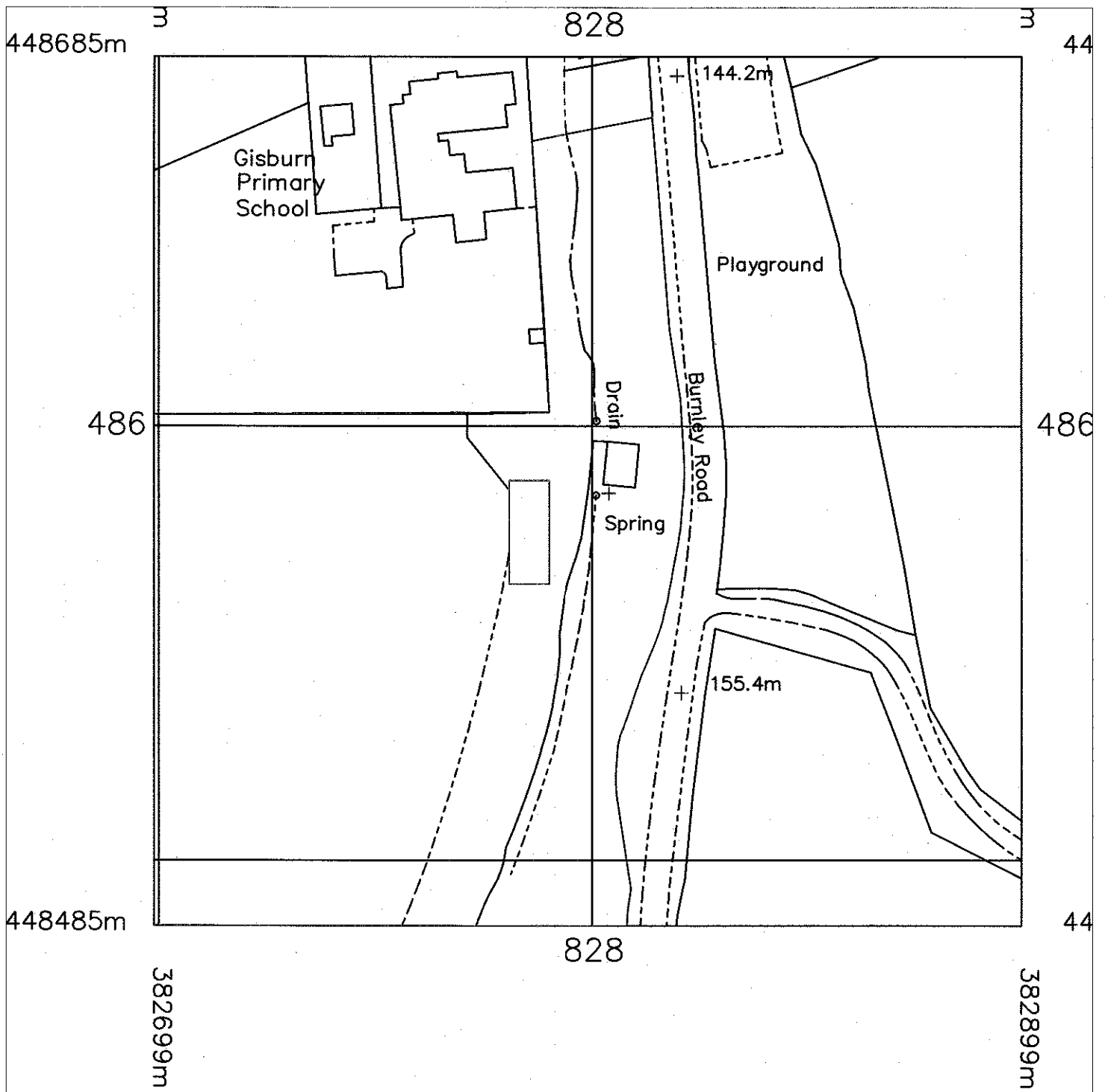
If any part of the land is an agricultural holding, of which the applicant is the sole tenant, the applicant should complete part (B) of the form by writing 'sole tenant - not applicable' in the first column of the table below

Notice recipient		Date notice served
Name:	N/A Sole Tennant.	
Number:	Suffix:	
Street:		
Locality:		
Town:		
Postcode:		
Title: Mrs First Name: Julia Surname: Pye		
Person role:	Agent Declaration date: 18/12/2012	☒ Declaration Made

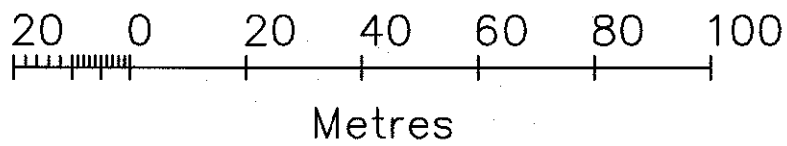
26. Declaration

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 18/12/2012



320130067p



Scale 1:1250

320130067 P

Design and Access Statement

In Support of a Planning Application for

**Retrospective Application for the retention
of a polytunnel for lambing purposes
agricultural storage**

**“Capsticks Field”
Land Behind Gisburn School
Burnley Road
Gisburn**

Amount

This application is for the retention of a polytunnel constructed in October 2011 for agricultural use.

Use

The building is used for the lambing of the applicants flock of texel and mule breeding ewes, as well as general husbandry duties, such as clipping worming etc as well as being used for isolation of sick animals. The applicants have 152 breeding sheep and 57 store lambs on their holding at the moment. Lambs are sold at the local auction mart when fat. The applicants lamb from March onwards and until the erection of the polytunnel were lambing a high proportion of their flock outside but this was becoming increasingly difficult in terms of logistics and due to adverse weather conditions.

In addition to the lambing the building is also utilised for the storage of hay the applicants made 220 small bales of hay this year as well as 84 larger bales which are wrapped and stored outside. However it has been an especially wet year this year and therefore the small bales of hay were down on previous years as they normally make on average 1000 small bales per year. These were stored outside under sheets in but the weather got into the bales and approximately 1/3 of the bales were 2011 but the weather got into these bales and approximately 1/3 of the bales were ruined, therefore it is essential that they are stored under cover.

The applicants have a small livestock building on site which is of a timber construction and is used for the housing of 15 store cattle, which are bought in as stirks and fed for 12 months before being sold in the local auction mart as larger cattle currently they have 5 beef heifers on site.

In total the applicants farm 82 acres with 13 acres being rented on a Farm Business Tenancy.

There are no other buildings on the applicants holding.

Layout

The polytunnel has been erected to the side of the existing cattle building and has been dug into the landscape to ensure that it is not dominant within the landscape.

Scale

The scale of the building is in keeping with the size of the unit and also the amount of livestock to be accommodated within it, as well as machinery and feed.

Landscaping

No hard or soft landscaping has been completed, due to the building being well screened by existing mature trees and hedgerows, however if the local authority felt it was necessary the applicant would be willing to plant some further screening.

Appearance

The appearance of the polytunnel is very traditional. The use of the green netting 1m high and the clear sheeting ensures that blending into its surroundings as much as possible, as it is also dug into the landscape this further helps its appearance.





Access

Access to the site will remain as existing and there is adequate room for the turning and maneuvering of vehicles and room for emergency vehicles if they were ever required on site.

320130067P

**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. D. CAPSTICK
 Application site CAPSTICKS FIELD, BURNLEY ROAD, GTSBURN, CLITHEROE BB7-4E
 Proposed Development RETROSPECTIVE APPLICATION FOR RETENTION OF A POLYTUNNEL
 Previous Applications 3/2010/0053 3/1996/0055

1. Land – (Total Areas in Hectares)

Owned 66 ACRES

Rented 13 ACRES

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) 15 HEIFERS 18 MONTHS OLD

Calves Age at purchase Age at sale Bulls

Sheep: Pedigree/commercial. Breeding ewes 152 Lambs Store sheep 57

Lambing period MARCH ONWARDS Lambing location CAPSTICKS FIELD

Other

3. Labour & Accommodation

Name	Age	Basis (F/t, P/t, Cas)	Hours of work/length	Main duties	Address and years
R.D. CAPSTICK		P/T			
A. CAPSTICK		P/T			
J. CAPSTICK		P/T			
1					

Misc

Existing Dwellings One Kestack Building

Other Properties (incl occupiers)

Previously owned properties

Available properties in locality

4. Proposed Development/Applicant(s) Comments

Need SEE DESIGN & ACCESS STATEMENT

Siting SEE DESIGN & ACCESS STATEMENT

Design SEE DESIGN & ACCESS STATEMENT

Future Plans N/A

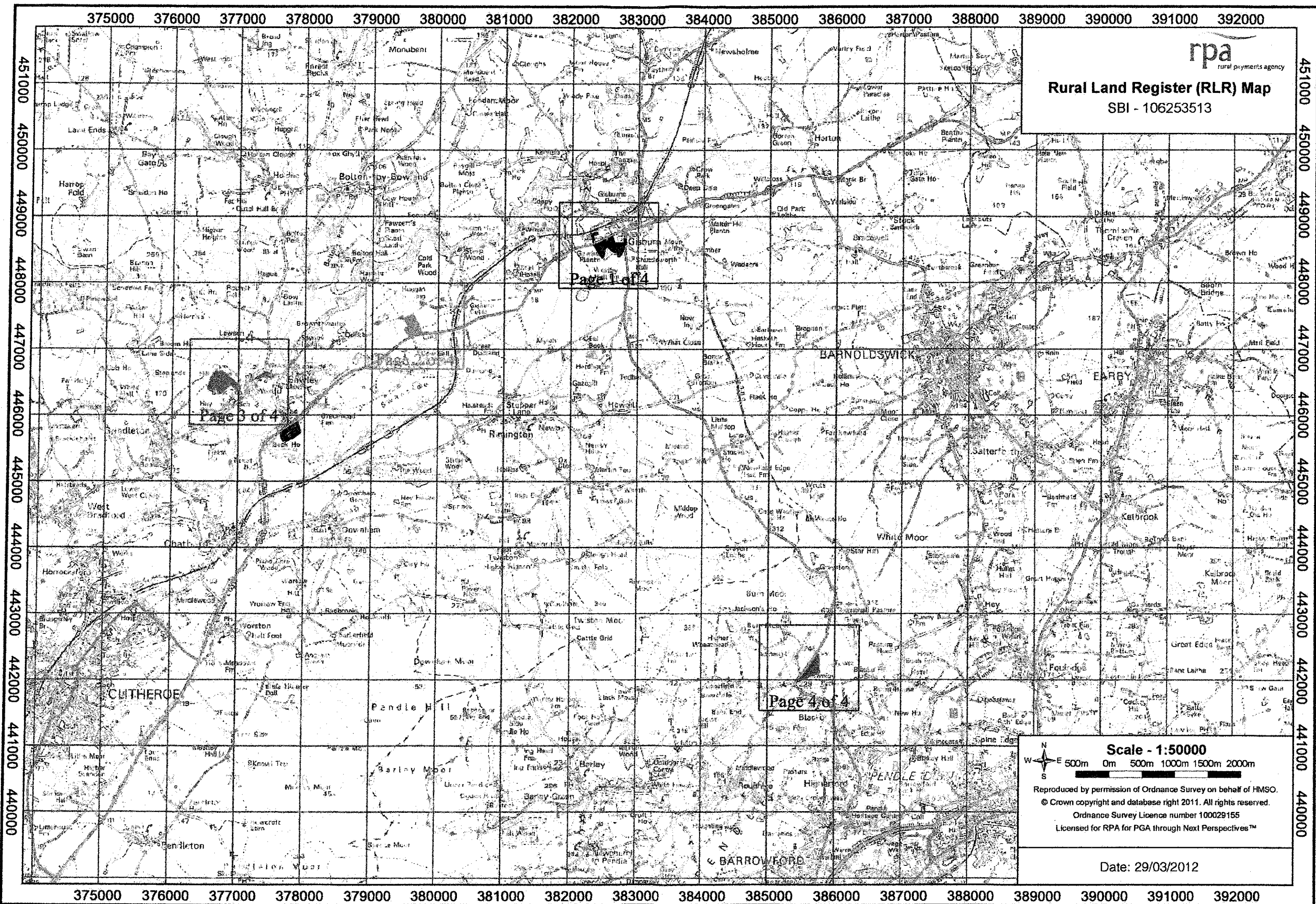
5. Financial Details

N/A

7. Farm Buildings

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

1 SMALL LIVESTOCK BUILDING.



rpa
rural payments agency
Rural Land Register (RLR) Map
SBI - 106253513

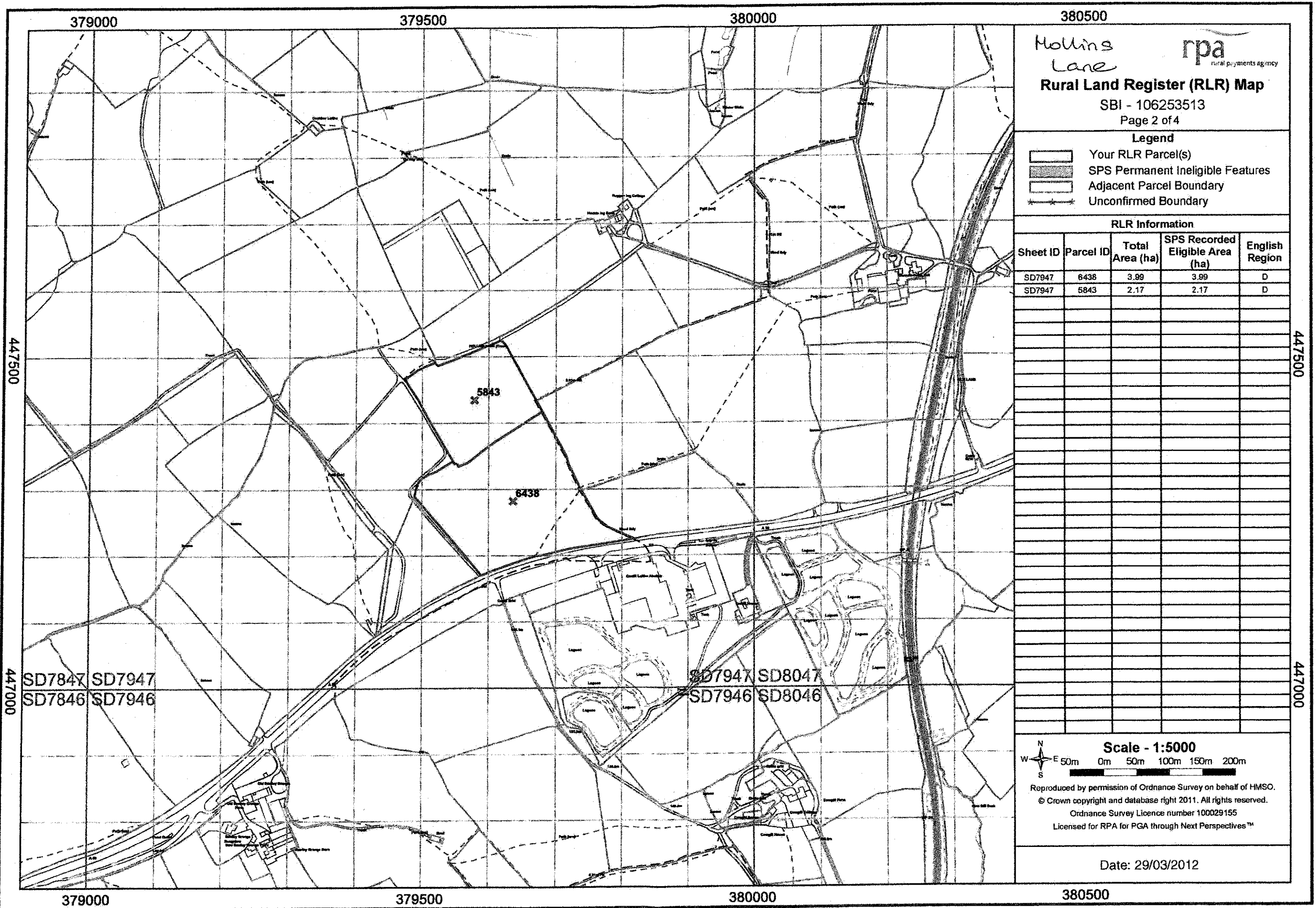
Page 1 of 4

Page 3 of 4

Page 4 of 4

Scale - 1:50000
N
W 500m 0m 500m 1000m 1500m 2000m
S
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Date: 29/03/2012

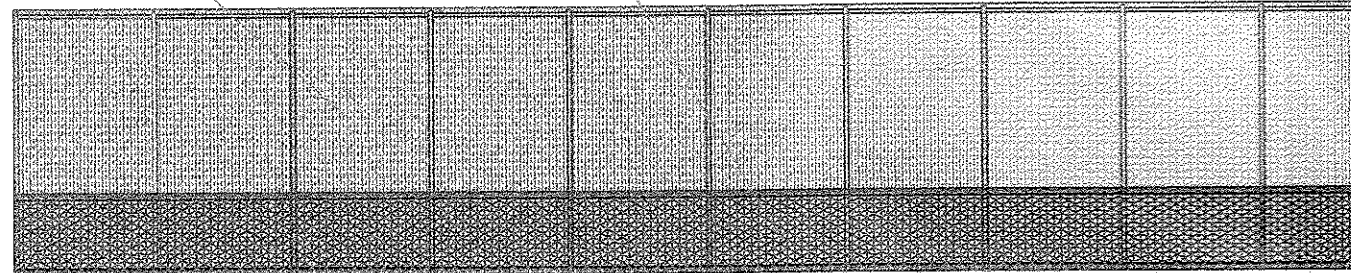


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 NOTE: Some Aspects May Vary from this image.

320130067P

Standard White Polythene
Main Covers

Livestock Mesh to lower
1m of structure.

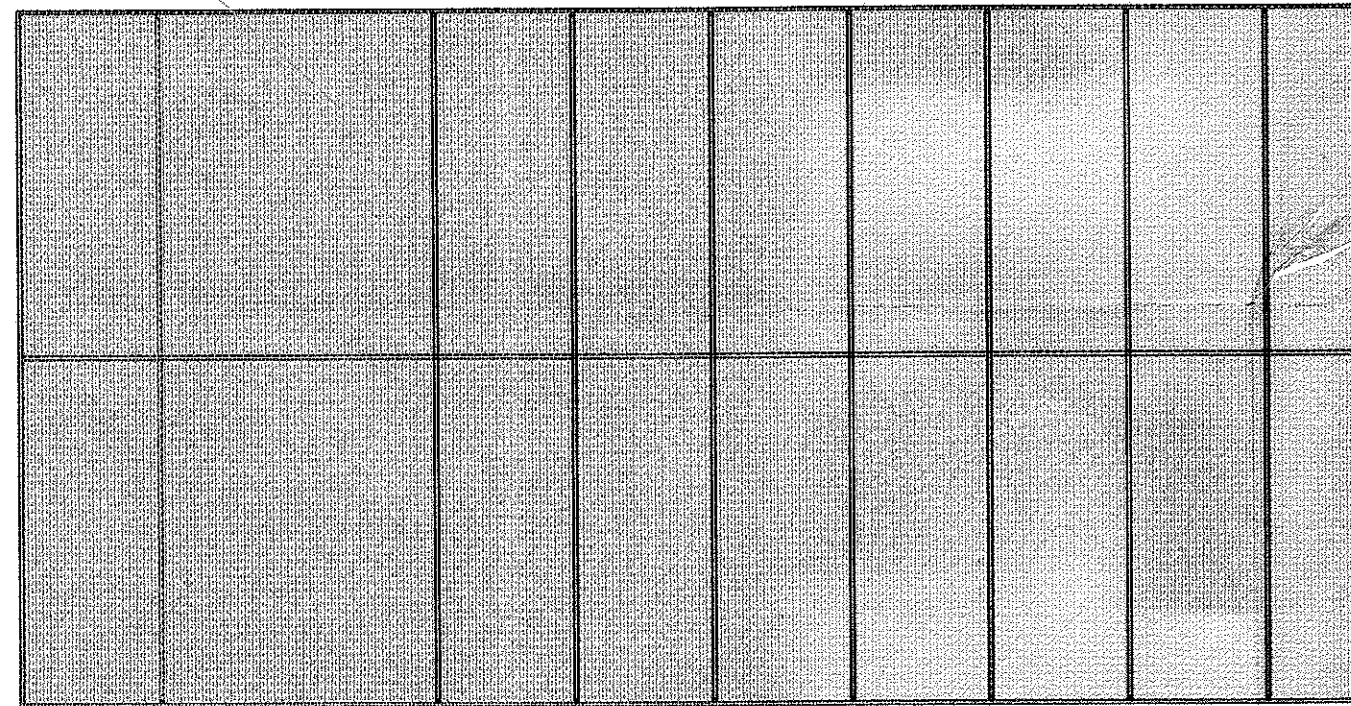


1828.6mm

23771.8mm

Side Elevation (EAST)

Standard White Polythene
Main Covers



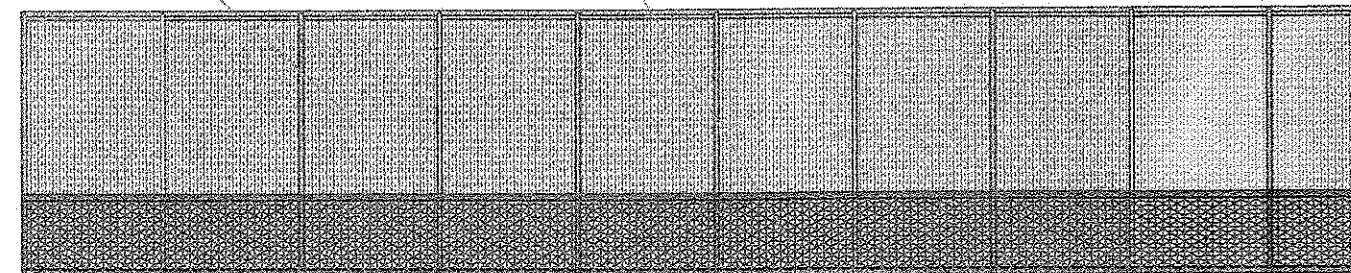
1828.6mm

23771.8mm

Plan Elevation

Standard White Polythene
Main Covers

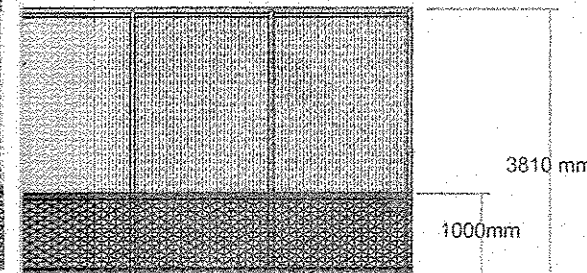
Livestock Mesh to lower
1m of structure.



1828.6mm

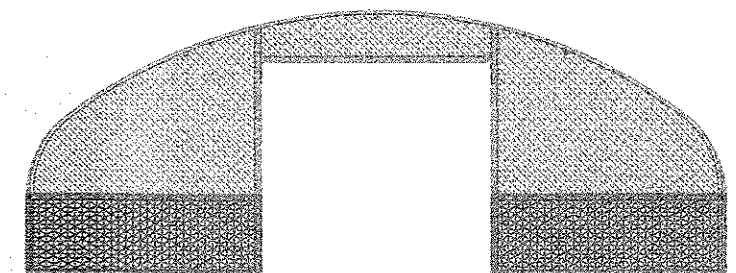
23771.8mm

Side Elevation (WEST)



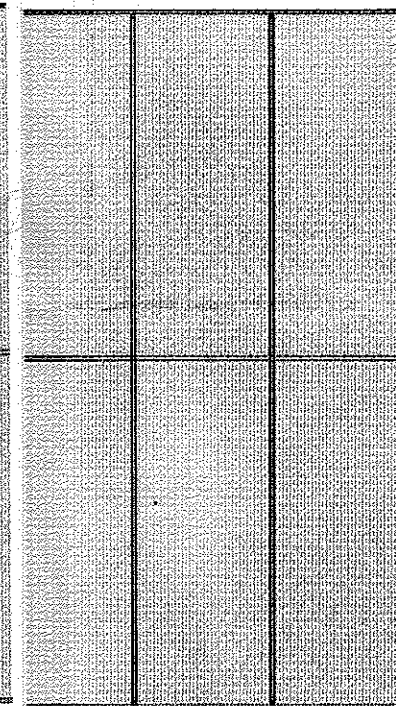
3810mm

1000mm



9144mm

(NORTH)
Front Elevation



9144mm

(SOUTH)
Rear Elevation



THE COMPLETE
design & build service



4 Cable Court, Pittman Way,
Fulwood, Preston, Lancashire,
PR2 9YW

Tel: 01772 799200 Fax: 01772 799250 Email: sales@nationalpolytunnels.co.uk

Title:

30 x 70 Flockmaster @ 6' spacings.

Note:

Exact position TBC
Doors, vents and cladding TBC

Client:

Mr A. Capstick
Croft Bungalow,
Gisburn Road
Gisburn, Clitheroe
Lancashire, BB7 4ES

Dwg No:

5448-00-P001

Rev No:

rev00

Drawn:

KTB

Date:

05/10/11 1:100 (On A3)

Scale: