



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.

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:	Peter	Surname:	Simpson		
Company name:							
Street address:	Calder Farm			Telephone number:	Country Code	National Number	Extension Number
	Settle Road					01200 447275	
	Bolton-by-Bowland			Mobile number:			
Town/City:	Clitheroe			Fax number:			
County:	Lancashire			Email address:			
Country:							
Postcode:	BB7 4NT						
Are you an agent acting on behalf of the applicant?				☒ Yes ☐ No			

2. Agent Name, Address and Contact Details

Title:		First Name:	John	Surname:	Metcalf		
Company name:	Rural Futures						
Street address:	Rural Futures			Telephone number:	Country Code	National Number	Extension Number
	78a Main Street					015242 736845	
	Warton			Mobile number:		07791 488410	
Town/City:	Carnforth			Fax number:			
County:	Lancashire			Email address:			
Country:	United Kingdom						
Postcode:	LA5 9PG			johnm@ruralfutures.co.uk			

3. Description of the Proposal

Please describe the proposed development including any change of use:

New access off Settle Road into a parcel of agricultural land and the creation of a stone track to allow access for agricultural operations.

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:	Calder Farm		
Street address:	Settle Road		
	Bolton by Bowland		
Town/City:	Clitheroe		
County:			
Postcode:	BB7 4NT		

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

Easting:	377992
Northing:	449802

Description:

New access and track for agricultural operations south of Calder Farm

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

If you answered Yes to any of the above questions, please show details on your plans/drawings and state the reference of the plan(s)/drawings(s)

CF/LP, CF/SP, CF/PLAN, CF/DA

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:

N/A

Roof - description:

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

N/A

.. (Materials continued)

Windows - description:

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

N/A

Doors - description:

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

N/A

Boundary treatments - description:

Description of *existing* materials and finishes:

Hedgerow

Description of *proposed* materials and finishes:

Hedgerow

Vehicle access and hard standing - description:

Description of *existing* materials and finishes:

Hedgerow

Description of *proposed* materials and finishes:

Wooden gate, and stone track

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:

CF/LP, CF/SP, CF/PLAN, CF/DA

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

19. Employment

If known, please complete the following information regarding employees:

	Full-time	Part-time	Equivalent number of full-time
Existing employees	1	0	1
Proposed employees	1	0	1

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?

300 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:

Agricultural operations (manure spreading, hay making, fertiliser spreading)

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: John Surname: Metcalfe
Person role: Agent Declaration date: 07/01/2013 ☒ 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

25. Certificates (Agricultural Land Declaration - continued)

Notice recipient		Date notice served
Name:	sole tenant - not applicable	
Number:	Suffix:	
Street:		
Locality:		
Town:		
Postcode:		
Title: Mr First Name: John Surname: Metcalfe		
Person role:	Agent	Declaration date: 07/01/2013 ☒ 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 07/01/2013

REF: CF/DA

Design & Access Statement

New Access and Agricultural Track

Peter Simpson
Calder Farm
Settle Road
Bolton-by-Bowland
Clitheroe
BB7 4NT

John Metcalfe
Rural Futures
78a Main Street
Warton
Carnforth
LA5 9PG
07791 488410
johnm@ruralfutures.co.uk



SECTION 1 BACKGROUND

- 1.1 This statement supports a planning application for a new access off Settle Road and an accompanying agricultural track on behalf of Peter Simpson. The statement should be read in conjunction with the attached planning application forms and plans.
- 1.2 Calder Farm is owned and managed by Mr & Mrs Peter Simpson and together with owned and rented land forms part of a 130 acre livestock farm. Farming enterprises include suckler beef cattle, sheep and poultry.
- 1.3 The size of modern agricultural machinery is making it difficult to access some parcels of land through existing access points. Heavy machinery is also causing damage to soils and a stone track is required. Calder Farm has recently been granted planning permission for a new stable development as part of a farm diversification project. The access to land parcels south of the farmstead is through the access which serves the farmhouse and stable buildings. This is impractical with large equipment and also creates a health and safety hazard near the horses and within the yard area, where Mr Simpson's young family have access.
- 1.4 This application seeks permission to form a new access off Settle Road approximately 150m south of Calder Farm with associated hard stone surfaced track.

SECTION 2 CONTEXT OF SITE

Assessment

- 2.1 Calder Farm lies in open countryside west of Settle Road, approximately 500m north of Copy Nook. The farm lies within the Forest of Bowland Area of Outstanding Natural Beauty (FoB AONB) and is accessed directly off Settle Road. The farm curtilage comprises a stone built farmhouse with adjoining barn and shipon.
- 2.2 A recent equine development at the farm has meant that large agricultural machinery cannot access agricultural parcels through existing access points. Recently a temporary access gate was formed to allow access with excavation equipment used when the equine development was taking place. This has subsequently been used for agricultural access.
- 2.3 The proposed access is at a point with excellent sight lines and where the hedgerow is 4m from the roadside.

Involvement

- 2.4 No communication has taken place with the Local Planning Authority regarding the proposal. A telephone conversation has taken place with Highways Surveyor, Martin Nugent.

Design

- 2.5 The proposed new access and track will involve the creation of a new tarmac surface access with a wooden field gate set back 10m from the road. The access will be 4.5m wide and allow vehicles to park completely off the road whilst opening the gate.
- 2.6 The track entrance to the gate will be impermeable tarmac. The agricultural track will be 3m wide and constructed of hardcore stone.
- 2.7 Careful consideration has been given to design and materials to ensure the proposed development relates well to the existing stone structures and visual impact is kept to a minimum.
- 2.8 The proposed operations will not affect neighbours amenity or create disturbance.

Appearance

- 2.9 The materials used in the creation of the entrance are mainly natural materials. Wooden fencing and a wooden gate will weather down and blend well with the surroundings. The access track will not be visible due to the dense hedgerow. Permeable tarmac will prevent run-off onto the road and will weather in situ.
- 2.10 The openness of the countryside and character of the area will not be compromised. There will be no greater visual impact on the area.

SECTION 3 PLANNING POLICY CONTEXT

Ribble Valley Districtwide Local Plan.

3.1 General policies.

Policy G1– All development proposals will be expected to provide a high standard of building design and landscape quality. Development which does so will be permitted, unless it adversely affects the amenities of the surrounding area.

In determining planning applications the following criteria will be applied:

- (a) Development should be sympathetic to existing and proposed land uses in terms of its size, intensity and nature.*
- (b) The likely scale and type of traffic generation will be assessed in relationship to the highway infrastructure and the proposed and existing public transport network. This will include safety, operational efficiency, amenity and environmental considerations.*
- (c) Developments should make adequate arrangements for car parking (see Policy T7).*
- (d) A safe access should be provided which is suitable to accommodate the scale and type of traffic likely to be generated.*
- (e) The density, layout and relationship between buildings is of major importance. Particular emphasis will be placed on visual appearance and the relationship to surroundings as well as the effects of development on existing amenities.*
- (f) Developments should provide adequate arrangements for servicing and public utilities.*
- (g) Developments should provide adequate daylighting and privacy.*
- (h) Materials used should be sympathetic to the character of the area.*
- (i) Developments should not result in the loss of important open space including public and private playing fields.*
- (j) Developments should not damage SSSI's, County Heritage Sites, Local Nature Reserves or other sites of nature conservation importance.*
- (k) Development should not require culverting, artificial channelling or destruction of a watercourse. Wherever possible watercourses should be maintained within a reasonable corridor of native vegetation.*

This proposal will incorporate a high standard of build and will not have a detrimental impacts on the surrounding area in terms of visual impact, character of the area and environmental impact.

- 3.2 *POLICY G5 Outside the main settlement boundaries and the village boundaries planning consent will only be granted for small-scale developments which are:*
- i) essential to the local economy or the social well being of the area; or*
 - ii) needed for the purposes of agriculture or forestry; or*
 - iii) sites developed for local needs housing (subject to Policy H20 of this plan); or*
 - iv) small scale tourism developments and small scale recreational developments appropriate to a rural area subject to Policy RTI; or*
 - v) other small-scale uses appropriate to a rural area which conform to the policies of this plan.*

The policy recognises the need to protect the countryside from inappropriate development. In doing so, it must be accepted that the countryside is a working area and a source of many Ribble Valley resident's livelihoods. As such it is subject to change and to development pressures. If properly managed, these can be accommodated without harming the basic character of the area.

This proposal is essential for the efficient operation of the farming enterprise. Soils will be protected and pollution prevented. The materials are appropriate to the rural setting.

ENVIRONMENT

- 3.3 *Policy ENV1 The landscape and character of the Forest of Bowland Area of Outstanding Natural Beauty will be protected, conserved and enhanced. In addition development will also need to contribute to the conservation of the natural beauty of the area. The environmental effects will be a major consideration and the design, materials, scale, massing and landscaping of development will be important factors in deciding planning applications (see Policy G1). The protection, conservation and enhancement of the natural environment will be the most important considerations in the assessment of any development proposal. Regard will also be had to the economic and social well-being of the area.*

The proposed development is within the AONB and regard has been had for the environmental policies relating to the proposed development and the social impacts of the scheme.

SECTION 4 CONCLUSION

- 4.1 The proposed development is essential to carry out vital operations on farmland. The access track will prevent soil damage and potential pollution threats. Phosphorous is tightly bound to soil particles and eroded material

enters watercourses which is detrimental to the environment. The materials which will be used such as a wooden gate and hedge planting along the entrance will mitigate any visual impacts.

- 4.2 The proposals have been fully assessed in regard of all relevant planning policies and issues. The small scale and low impact of the development should not be an obstacle to the granting of planning permission.

John Metcalfe
January 2013



