

**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:	R	Surname:	Wilson	
Company name:						
Street address:	Parsonage Farm			Country Code	National Number	Extension Number
	York Road			Telephone number:		
Town/City:	Blackburn			Mobile number:		
County:				Fax number:		
Country:				Email address:		
Postcode:	BB1 4AE					

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

2. Agent Name, Address and Contact Details

Title:	Mr	First Name:	Graham	Surname:	Margerison	
Company name:						
Street address:	Grange Farm			Country Code	National Number	Extension Number
	Parsonage Road			Telephone number:	07929 568929	
Town/City:	Blackburn			Mobile number:		
County:	Lancashire			Fax number:		
Country:	United Kingdom			Email address:		
Postcode:	BB1 4AG			Grahammargerison@hotmail.com		

3. Description of the Proposal

Please describe the proposed development including any change of use:

Proposed New Buildings to Cover Existing Midden/Manure Store & Provide Covered Cattle/Livestock Handling Pens

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:	Parsonage Farm		
Street address:	York Road		
Town/City:	Blackburn		
County:			
Postcode:	BB1 4AE		

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

Easting:	369985
Northing:	432278

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:

Concrete base walls to existing midden/manure store
Existing livestock buildings comprising concrete base walls with fibre cement sheet cladding above

Description of *proposed* materials and finishes:

Proposed covered midden/manure store to remain unclad/open
Gable elevation of proposed covered livestock handling pens to comprise concrete base walls and fibre cement cladding sheet above to match adjoining livestock buildings, and remain open elsewhere.

Roof - description:

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

Profiled fibre cement roof sheeting (to match existing), incorporating profiled translucent rooflights.

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:

GM-2013-PF - Design Access Statement
GM-2013-PF - Land Holding Plan (Scale 1:2500)
GM-2013-PF/01 - Location Plan (1:1250)
GM-2013-GF/02 - Existing Site Plan
GM-2013-GF/03 - Proposed Site Plan
GM-2013-GF/04 - Proposed Plan, Elevations (Covered Midden)
GM-2013-GF/05 - Proposed Plan, Elevations (Covered Handling Pens)

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:

Existing Midden/Manure Store & Hard Standing Area

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	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? hectares

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)

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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: First name: Surname:
Person role: Declaration date: ☒ 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:

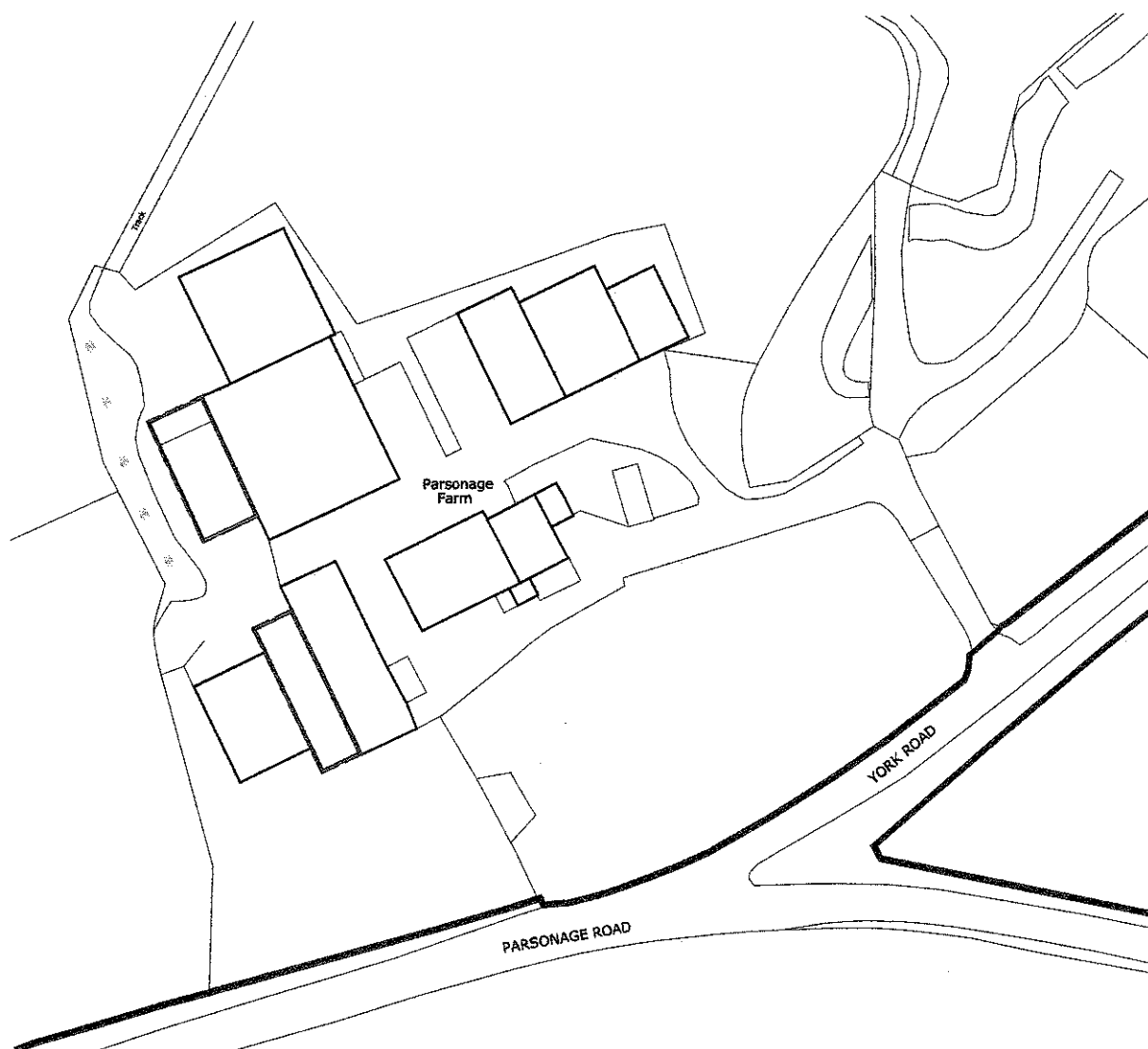
If any part of the land is an agricultural holding, of which the applicant is the sole tenant, the applicant should complete part (B) of the form by writing 'sole tenant - not applicable' in the first column of the table below

Title: 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



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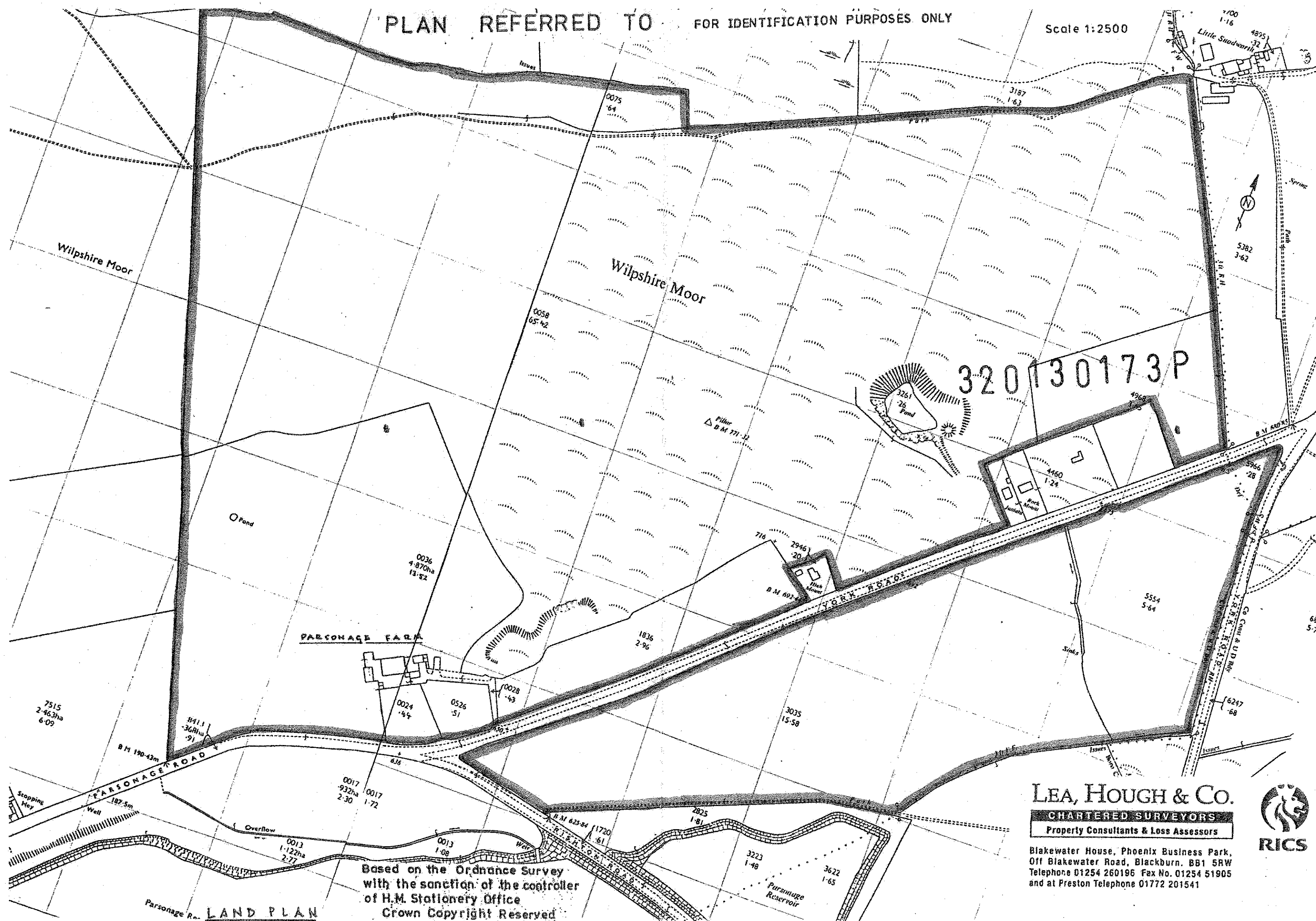
DRAWING NUMBER	REV	DRAWN BY	SCALE	PAPER SIZE	DATE
GM.2013-PF/01	-	GM	1:1250	A4	January 2013

PLAN REFERRED TO:
Parsonage Farm, York Road, Blackburn, BB1 4AE
(Extent of land holding shown on larger scale location plan)

Based on the Ordnance Survey with the sanction
of the Controller of HM Stationery Office
Crown Copyright

FOR IDENTIFICATION PURPOSES ONLY

Scale 1:2500



LEA, HOUGH & Co.

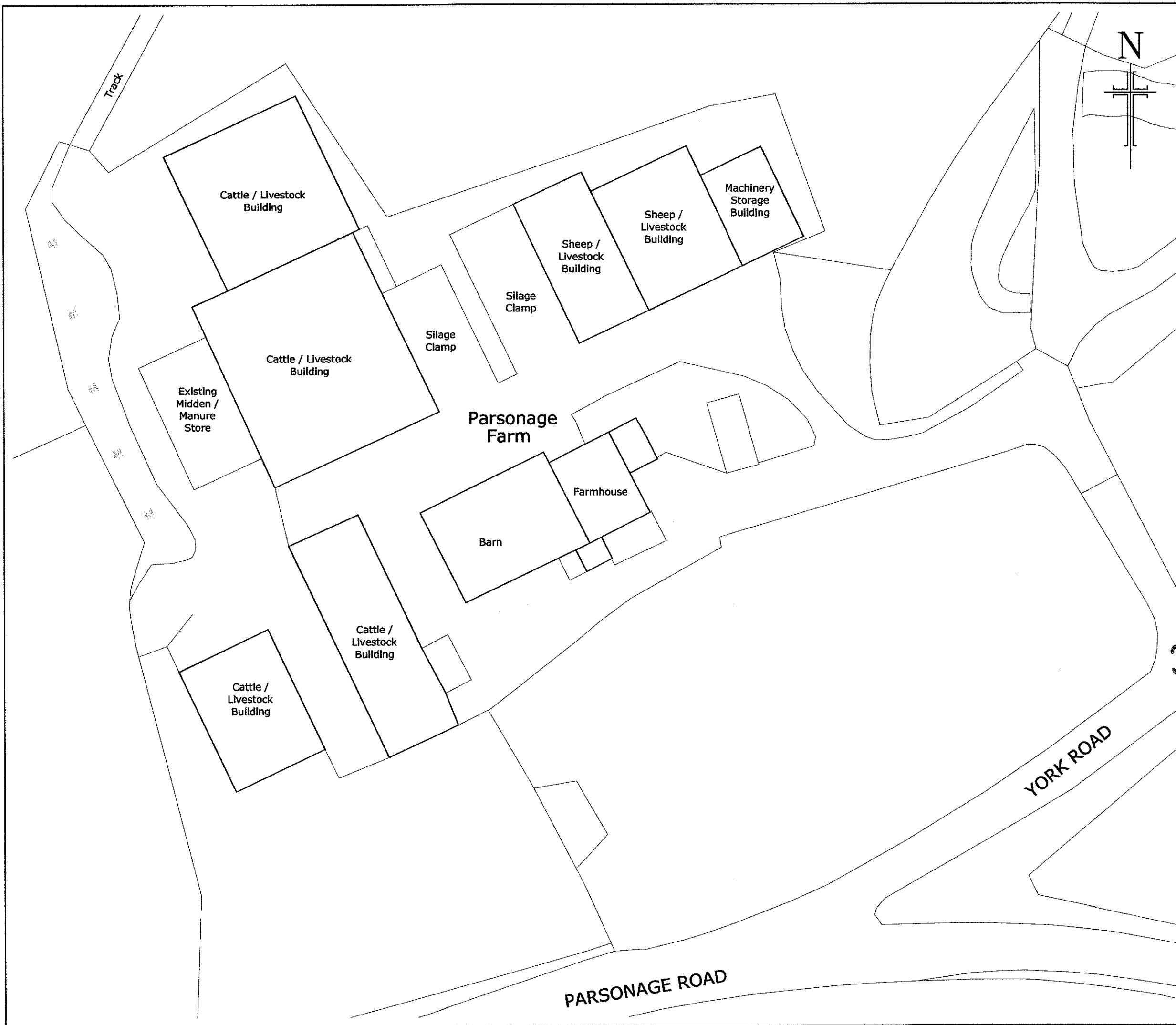
CHARTERED SURVEYORS

Property Consultants & Loss Assessors

**Blakewater House, Phoenix Business Park,
Off Blakewater Road, Blackburn. BB1 5RW
Telephone 01254 260196 Fax No. 01254 51905
and at Preston Telephone 01772 201541**



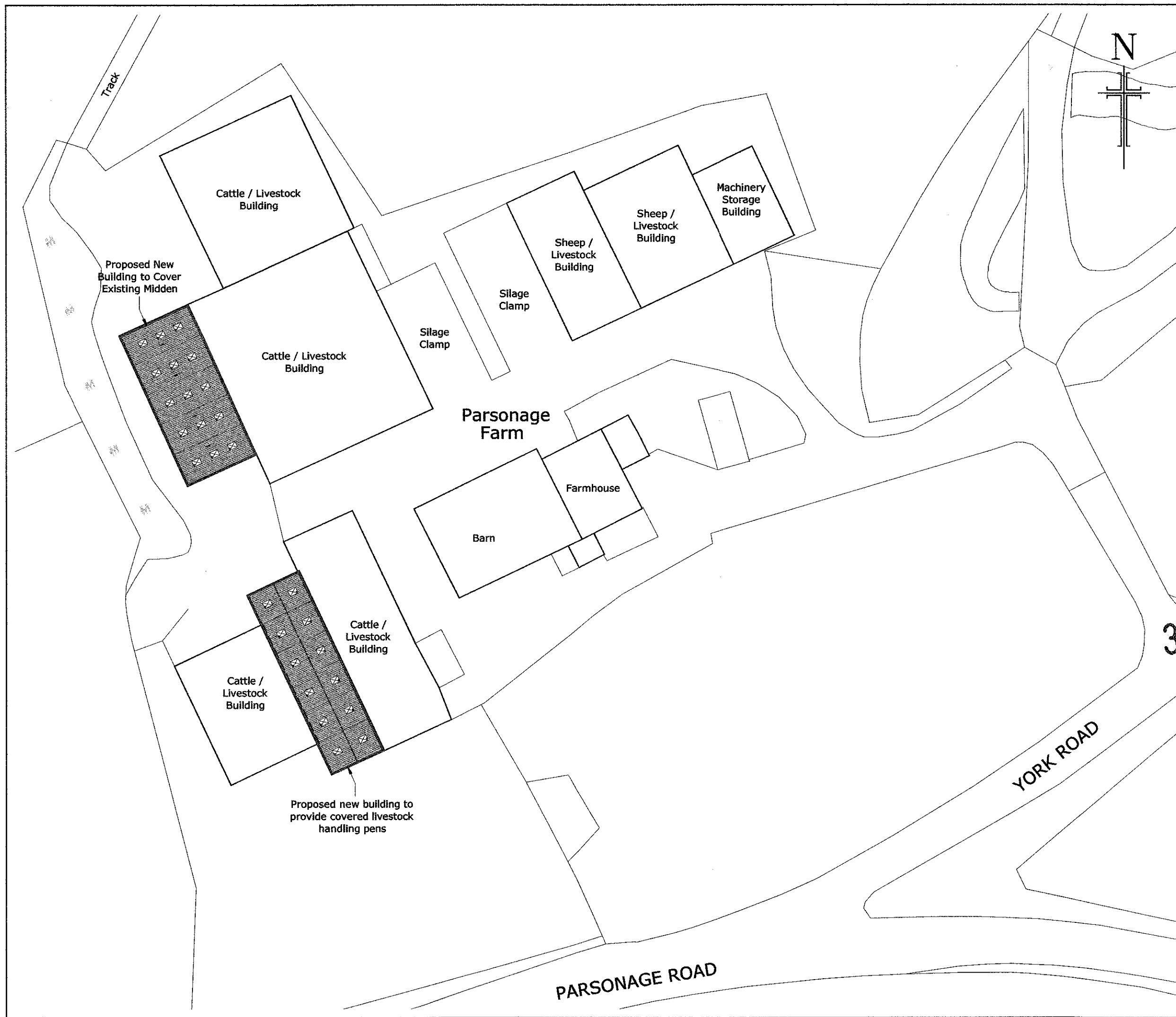
RICS



NOTES			
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

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CLIENT:	
Mr & Mrs R Wilson Parsonage Farm York Road Blackburn BB1 4AE	
PROJECT ADDRESS:	
Parsonage Farm York Road Blackburn BB1 4AE	
PROJECT TITLE:	
Proposed Building To Cover Existing Midden & Provide Covered Livestock Handling Pens	
DRAWING TITLE:	
Existing Site Plan	
PAPER SIZE:	DRAWING NUMBER:
A3	GM.2013-PF/02
SCALE:	DATE:
1:500	January 2013
DRAWN BY:	
GM	



NOTES			
Do not scale from this drawing. All dimensions must be checked and verified by the contractor prior to works commencing on site.			
REVISIONS			
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Proposed Site Plan	
PAPER SIZE:	DRAWING NUMBER:
A3	GM.2013-PF/03
SCALE:	DATE:
1:500	January 2013
DRAWN BY:	
GM	

320130173P

**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 Mr & Mrs R Wilson

Application site Parsonage Farm, York Road, Wilpshire, Lancashire, BB1.4AE.....

Proposed Development Proposed Buildings to Cover Existing Midden & Provide Covered Handling Pens

Previous Applications 3/2010/0834 - Lean to Extension for Storage of Farm Vehicles

..... 3/2008/0599; 3/2008/0165 & 3/2002/0274

1. Land – (Total Areas in Hectares)

Owned 44 Hectares (108 Acres)

Rented 40 Hectare (98 Acres) plus (50 winter keep)

Short-term

Land use: Pasture 45 Meadow 39 Crop Crop

Land Quality (DA/SDA/NVZ) DA & SDA

2. Enterprise

Dairy: Pedigree/commercial. Dairy Cows

In-calf heifers Bulling heifers Calving

Young stock Milk Quota

Beef Breeding: Suckler cows 50

Calving 50 Heifers 9 Calves 50

Beef Rearing: Store Cattle (ages) ..5.. 11.. Months.....

Calves Age at purchase Age at sale 12-20m Bulls 2

Sheep: Pedigree/commercial. Breeding ewes 400 Lambs 126 Store sheep

Lambing period Jan - May Lambing location Parsonage Farm

Other

3. Labour & Accommodation

Name	Age	Basis (F/t, P/t, Cas)	Hours of work/length	Main duties	Address and years
C R Wilson	60+	Full Time	65 Hrs/Week	Farming	Parsonage Farm
M Wilson	60+	Full Time	30 Hrs/Week	Farming	Parsonage Farm
S Wilson	30	Part Time	15Hrs/Week	Farming	Parsonage Farm
R Wilson	36	Part Time	8 Hrs/Week	Farming	Parsonage Farm

Misc

Existing Dwellings 1.....

Other Properties (incl. occupiers).....

Previously owned properties.....

Available properties in locality

4. Proposed Development/Applicant'(s) Comments

Need

Siting
See Accompanying Design Access Statement

Design

Future Plans.....

5. Financial Details

.....
N/A

See attached drawing Number GM.2013-PF/02 Existing Site Plan.

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**DESIGN AND ACCESS STATEMENT
TO SUPPORT PLANNING APPLICATION**

For

**Proposed New Buildings to Cover Existing Midden/Manure Store & Provide
Covered Livestock Handling Pens**

at

**Parsonage Farm,
York Road,
Wilpshire,
Blackburn,
BB1 4AE.**

On behalf of:

**Mr & Mrs R Wilson,
Parsonage Farm,
York Road,
Wilpshire,
Blackburn,
BB1 4AE.**

1.0 Introduction

This Design and Access Statement has been prepared to accompany a planning application submission for a proposed new building to cover an existing midden/manure store, and a building to provide covered livestock handling pens at Parsonage Farm, that will form part of a Natural England - Catchment Sensitive Farming - Capital Grant Scheme Application.

Reference should be made to drawings and supporting material that are accompanied to the Planning Application.

2.0 The Site

Parsonage Farm is located off York Road, Blackburn, comprising an existing mixed (beef & sheep) livestock farm with surrounding land holding extending to approx. 40 Hectares (98 acres).

3.0 Design Proposal

Proposed Building to Cover Existing Midden / Manure Store

The proposal for a new steel portal frame building to cover an existing midden/manure store. The proposed new building comprises 23.0m (75ft) x 10.65 (35ft) to give a total floor area of 245 Sq.m. The building is to have a mono pitched roof slope adjoining an existing livestock build, with an eaves height of approx 2.7m (9ft), with a ridge height of approx 1.8m (6ft) above the adjacent livestock building.

Roof coverings are to be fibre cement profiled roofing sheets, to match the adjacent building, incorporating profiled translucent roof lights. The external elevations are to be left open with the exception of guard rails to the western elevation around the perimeter of the existing midden. Timber Yorkshire board cladding will be provided to the eastern elevation above the adjacent livestock building as shown on supporting drawings.

Proposed Building to Provide Covered Livestock Handling Pens

The proposal is to provide a new steel portal frame to form a cover area between two existing livestock buildings to be used as cattle/livestock handling pens. The proposed new frame/building comprises 27.6m (90ft) x 7.65 (25ft) to give a total floor area of 212 Sq.m. The building is to have a duo pitched roof slope falling toward the existing adjoining livestock buildings to either side. The proposed building will have a ridge height of 4.57m (15ft), with an eaves height to match/slightly above the adjacent livestock buildings (approx. 3.65m).

Roof coverings are to be fibre cement profiled roofing sheets, to match the adjacent building, incorporating profiled translucent roof lights. The external elevations are to be formed by the adjacent livestock buildings to the east/west elevations, and is to be left open to the northern elevation. The south elevation is to be provided with concrete and stone faced base walls approx. 1.5m high with fibre cement cladding sheets above to match that of the adjoining livestock buildings to either side.

4.0 Conclusion

The application seeks planning permission for the construction of new buildings to cover an existing midden/manure store, and provide covered livestock handling pens as part of a Catchment Sensitive Farming Grant Scheme supported by Natural England.

The proposed buildings have been designed to sympathetically blend into the existing farm buildings, and are to be constructed in materials to match those of the existing farm buildings. The proposals are considered to have a minimal visual impact whilst improving the existing farm facilities, in accordance with modern farming practice and Natural England Catchment sensitive farming schemes.