



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

You can complete and submit this form electronically via the Planning Portal by visiting www.planningportal.gov.uk/apply

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.

Please complete using block capitals and black ink

It is important that you read the accompanying guidance notes as incorrect completion will delay the processing of your application.

1. Applicant Name and Address

Title: **MR** First name: **[REDACTED]**
Last name: **[REDACTED]**
Company (optional): **[REDACTED]**
Unit: **[REDACTED]** House number: **1** House suffix: **[REDACTED]**
House name: **[REDACTED]**
Address 1: **CAISTOR AVENUE**
Address 2: **WHITEFIELD**
Address 3: **AA**
Town: **MANCHESTER**
County: **[REDACTED]**
Country: **[REDACTED]**
Postcode: **M45 6EL**

2. Agent Name and Address

Title: **MRS** First name: **SUFAN**
Last name: **WHITTINGHAM**
Company (optional): **JOHN ALLISTER LTD**
Unit: **[REDACTED]** House number: **[REDACTED]** House suffix: **[REDACTED]**
House name: **THE COACH HOUSE**
Address 1: **28 DUCK STREET**
Address 2: **[REDACTED]**
Address 3: **[REDACTED]**
Town: **CLITHROE**
County: **LANCASHIRE**
Country: **[REDACTED]**
Postcode: **BB7 1LP**

3. Description of the Proposal

Please describe the proposed development, including any change of use:

**RE-SUBMISSION OF APPLICATION
ERECTION OF NEW AGRICULTURAL BUILDING, CREATION
OF TRACK ALONG BOUNDARY OF LAND TO BUILDING
FROM EXISTING ACCESS**

Has the building, work or change of use already started?

☐ Yes

☒ No

If Yes, please state the date when building, work or use were started (DD/MM/YYYY):

[REDACTED]

(date must be pre-application submission)

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: (DD/MM/YYYY):

[REDACTED]

(date must be pre-application submission)

4. Site Address Details

Please provide the full postal address of the application site.

Unit: House number: House suffix:

House name:

Address 1:

Address 2:

Address 3:

Town:

County:

Postcode (optional):

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

If Yes, please complete the following information about the advice you were given. (This will help the authority to deal with this application more efficiently).

Please tick if the full contact details are not known, and then complete as much as possible: ☐

Officer name:

Reference:

Date (DD/MM/YYYY):
(must be pre-application submission)

Details of pre-application advice received?

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)

7. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

☐ Yes ☒ No

If Yes, please provide details:

Have arrangements been made for the separate storage and collection of recyclable waste?

☐ Yes ☒ No

If Yes, please provide details:

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

If Yes, please provide details of the name, relationship and role

9. Materials

If applicable, please state what materials are to be used externally. Include type, colour and name for each material:

	Existing (where applicable)	Proposed	Not applicable	Don't Know
Walls		CONCRETE BLOCKWORK WALLS TO 450MM PROFILLED STEEL SHEETING ABOVE	☐	☐
Roof		GREY PROFILLED STEEL SHEETING	☐	☐
Windows			☒	☐
Doors		STEEL DOOR 4.5m wide 3.9 m HIGH	☐	☐
Boundary treatments (e.g. fences, walls)		POST+WIRE fences	☐	☐
Vehicle access and hard-standing		HARDWARE	☐	☐
Lighting			☒	☐
Others (please specify)			☐	☐

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:

DRAWING 2A and 1A

10. Vehicle Parking

Please provide information on the existing and proposed number of on-site parking spaces:

Type of Vehicle	Total Existing	Total proposed (including spaces retained)	Difference in spaces
Cars		1	
Light goods vehicles/ public carrier vehicles			
Motorcycles			
Disability spaces			
Cycle spaces			
Other (e.g. Bus)			
Other (e.g. Bus)			

11. Foul Sewage

Please state how foul sewage is to be disposed of:

☐ Mains sewer ☐ Cess pit

☐ Septic tank ☒ Other

☐ Package treatment plant

NO FOUL SEWAGE
WILL BE CREATED

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

If Yes, please include the details of the existing system on the application drawings and state references for the plan(s)/drawing(s):

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 a 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 ☐ Existing watercourse

☒ Soakaway ☐ Pond/lake

☐ Main sewer

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

If Yes, please describe the last use of the site:

KEE

When did this use end (if known)?

DD/MM/YYYY

(date where known may be approximate)

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

If Yes, please describe the nature, volume and means of disposal of trade effluents or waste

17. Residential Units (Including Conversion)

Does your proposal include the gain, loss or change of use of residential units?
If Yes, please complete details of the changes in the tables below:

☐ Yes

☒ No

Proposed Housing

Market Housing	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals (a+b+c+d+e+f+g)=							

Social Rented	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals (a+b+c+d+e+f+g)=							

Intermediate	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals (a+b+c+d+e+f+g)=							

Key worker	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals (a+b+c+d+e+f+g)=							

Total proposed residential units (A+B+C+D)=

Existing Housing

Market Housing	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals (a+b+c+d+e+f+g)=							

Social Rented	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals (a+b+c+d+e+f+g)=							

Intermediate	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals (a+b+c+d+e+f+g)=							

Key worker	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals (a+b+c+d+e+f+g)=							

Total existing residential units (E+F+G+H)=

TOTAL NET GAIN or LOSS of RESIDENTIAL UNITS (Proposed Housing Grand Total - Existing Housing Grand Total):

18. All Types of Development: Non-residential FloorspaceDoes your proposal involve the loss, gain or change of use of non-residential floorspace? ☒ Yes ☐ No

If you have answered Yes to the question above please add details in the following table:

Use class/type of use	Not applicable	Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross internal floorspace proposed (including change of use)(square metres)	Net additional gross internal floorspace following development (square metres)
A1 Shops	☐				
Net tradable area:	☐				
A2 Financial and professional services	☐				
A3 Restaurants and cafes	☐				
A4 Drinking establishments	☐				
A5 Hot food takeaways	☐				
B1 (a) Office (other than A2)	☐				
B1 (b) Research and development	☐				
B1 (c) Light industrial	☐				
B2 General industrial	☐				
B8 Storage or distribution	☐				
C1 Hotels and halls of residence	☐				
C2 Residential institutions	☐				
D1 Non-residential institutions	☐				
D2 Assembly and leisure	☐				
OTHER	☐	NIA			81 sqm.
Please Specify	☐				
Total					

In addition, for hotels, residential institutions and hostels, please additionally indicate the loss or gain of rooms

Use class	Type of use	Not applicable	Existing rooms to be lost by change of use or demolition	Total rooms proposed (including changes of use)	Net additional rooms
C1	Hotels	☐			
C2	Residential Institutions	☐			
OTHER		☐			
Please Specify		☐			

19. Employment

Please complete the following information regarding employees:

	Full-time	Part-time	Total full-time equivalent
Existing employees			
Proposed employees			

20. Hours of Opening

Please state the hours of opening for each non-residential use proposed:

Use	Monday to Friday	Saturday	Sunday and Bank Holidays	Not known

21. Site Area

Please state the site area in hectares (ha)

0.03

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:

Is the proposal a waste management development? ☐ Yes ☒ No

If the answer is Yes, please complete the following table:

	Not applicable	The total capacity of the void in cubic metres, including engineering surcharge and making no allowance for cover or restoration material (or tonnes if solid waste or litres if liquid waste)	Maximum annual operational throughput in tonnes (or litres if liquid waste)
Inert landfill	☐		
Non-hazardous landfill	☐		
Hazardous landfill	☐		
Energy from waste incineration	☐		
Other incineration	☐		
Landfill gas generation plant	☐		
Pyrolysis/gasification	☐		
Metal recycling site	☐		
Transfer stations	☐		
Material recovery/recycling facilities (MRFs)	☐		
Household civic amenity sites	☐		
Open windrow composting	☐		
In-vessel composting	☐		
Anaerobic digestion	☐		
Any combined mechanical, biological and/or thermal treatment (MBT)	☐		
Sewage treatment works	☐		
Other treatment	☐		
Recycling facilities construction, demolition and excavation waste	☐		
Storage of waste	☐		
Other waste management	☐		
Other developments	☐		

Please provide the maximum annual operational throughput of the following waste streams:

Municipal	
Construction, demolition and excavation	
Commercial and industrial	
Hazardous	

If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make clear what information it requires on its website.

23. Hazardous Substances

Does the proposal involve the use or storage of any of the following materials in the quantities stated below? ☐ Yes ☐ No ☒ Not applicable

If Yes, please provide the amount of each substance that is involved:

Acrylonitrile (tonnes)		Ethylene oxide (tonnes)		Phosgene (tonnes)	
Ammonia (tonnes)		Hydrogen cyanide (tonnes)		Sulphur dioxide (tonnes)	
Bromine (tonnes)		Liquid oxygen (tonnes)		Flour (tonnes)	
Chlorine (tonnes)		Liquid petroleum gas (tonnes)		Refined white sugar (tonnes)	

Other:

Other:

Amount (tonnes):

Amount (tonnes):

24. Ownership Certificates

One Certificate A, B, C, or D, must be completed, together with the Agricultural Holdings Certificate with this application form

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.

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

St Whittigham

13/2/2013

CERTIFICATE OF OWNERSHIP - CERTIFICATE B

Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

I certify/ The applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, 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 this application relates.

Name of Owner	Address	Date Notice Served

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

CERTIFICATE OF OWNERSHIP - CERTIFICATE C

Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

I certify/ The applicant certifies that:

- Neither Certificate A or B can be issued for this application
- All reasonable steps have been taken to find out the names and addresses of the other owners (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) of the land or building, or of a part of it, but I have/ the applicant has been unable to do so

The steps taken were:

Name of Owner	Address	Date Notice Served

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):

On the following date (which must not be earlier than 21 days before the date of the application):

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

24. Ownership Certificates (continued)

CERTIFICATE OF OWNERSHIP - CERTIFICATE D

Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

I certify/ The applicant certifies that:

- Certificate A cannot be issued for this application
- All reasonable steps have been taken to find out the names and addresses of everyone else who, on the day 21 days before the date of this application, 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 to which this application relates, but I have/ the applicant has been unable to do so

The steps taken were:

--

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):

--

On the following date (which must not be earlier than 21 days before the date of the application):

--

Signed - Applicant:

--

Or signed - Agent:

--

Date (DD/MM/YYYY):

--

25. 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

Signed - Applicant:

--

Or signed - Agent:

--

Date (DD/MM/YYYY):

13/02/2013

(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:

Name of Tenant	Address	Date Notice Served

Signed - Applicant:

--

Or signed - Agent:

--

Date (DD/MM/YYYY):

--

26. Planning Application Requirements - Checklist

Please read the following checklist to make sure you have sent all the information in support of your proposal. Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the Local Planning Authority has been submitted.
The original and 3 copies of a completed and dated application form:

The original and 3 copies of the plan which identifies the land to which the application relates drawn to an identified scale and showing the direction of North:

The original and 3 copies of other plans and drawings or information necessary to describe the subject of the application:



The correct fee:



The original and 3 copies of a design and access statement, if required (see help text and guidance notes for details):



The original and 3 copies of the completed, dated Ownership Certificate (A, B, C, or D - as applicable):



The original and 3 copies of the completed, dated Article 12 Certificate (Agricultural Holdings):



27. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information.

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

13/02/2013

(date cannot be pre-application)

28. Applicant Contact Details

Telephone numbers

Country code: National number: Extension number:

Country code: Mobile number (optional):

Country code: Fax number (optional):

Email address (optional):

29. Agent Contact Details

Telephone numbers

Country code: National number: Extension number:

Country code: Mobile number (optional):

Country code: Fax number (optional):

Email address (optional):

30. 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)

☒ Agent

☐ Applicant

☐ Other (if different from the agent/applicant's details)

If Other has been selected, please provide:

Contact name:

Telephone number:

Email address:

DESIGN AND ACCESS STATEMENT**1. Amount**

The requirement is for planning consent under the Town & Country Planning Act 1990 for an agricultural building at Land off Trapp Lane, Simonstone, Burnley.

The applicant farms a total of 6 acres (2.43 hectares). The footprint of the proposed steel frame building comprises 9m x 9m (30' x 30').

Accessibility is not a significant factor in the proposal.

2. Layout

The building will have internal divisions inside with a concrete floor to separate livestock from storage of feed and agricultural equipment.

3. Scale

The dimensions of the proposed building are approximately 30' x 30' and there are to be no alterations. Storage will be contained within the building. The area of land to be utilised for this proposal amounts to approximately 0.1 acres.

4. Landscape and Siting

The land is naturally sloping in addition a bank has been created by the previous owner and the site will be excavated to set the building below the current ground level to create some natural screening. Due to a condition in the contract of sale the proposed building has to be sited 100 metres from the vendors retained buildings and this has influenced the siting of the proposed building

5. Appearance

The proposed building is typical of a modern day livestock building and incorporates blockwork to 450 mm with block profile sheeting to the roof and walls. There will be a concrete floor and double opening doors.

6. Use

Use of the building and agricultural land is for housing of livestock and storage of agricultural equipment.

7. Access

Access to the building will be via a hardcore track to be installed from the existing gateway along the northern boundary of the land.

SUSAN WHITTINGHAM MRICS FAAV
for John Pallister Limited

SEW/Planning/Unsworth/Design&AccessStatement
14th February 2013

32013 0220P

AGRICULTURAL JUSTIFICATION REPORT

Planning Application for new agricultural building and creation of new track using existing access.

Background:

Mr & Mrs Unsworth bought the land extending to 6 acres or thereabouts in 2011.

They bought the land to develop a small holding but as they do not live near the land they require a building for secure storage so they can keep machinery, equipment, feed and supplies for the livestock.

Type of building:

Mr & Mrs Unsworth wish to erect at 9m x 9m steel framed building with concrete floor, box profile cladding to wall and roof in a colour in keeping with the nearby building and countryside.

Farming system:

The holding will run as a small holding and will rear sheep and poultry. The land requires some drainage works as there are wet areas with rushes and this will need to be done before the proposed building is erected. The land has been productive pasture land but had been neglected for a number of years before Mr & Mrs Unsworth bought it and it is their intention to improve the land and return it to being agriculturally productive.



Dated 14th February 2013

320 220P

'Grey' Profiled steel roof with matching barge boards, Brown H.R. gutters & rwp.s Rooflights as reqd.

Vertical 'Green' Profiled steel sheeting to walls

Front elevation.

1.5M wide path on sides

150mm thick blockwall 450 high. Sheeting stops 300 above path levels.

Back elevation.

Gable elevations.

Proposed Storage Building
on Land off Trapp Lane Simonstone
for M. & J. Unsworth scale 1:200

Drwg. 2.(a)

John Pallister Chartered Surveyors

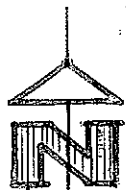
The Coach House, 28 Duck Street, Clitheroe. BB7 1LP

Tel: 01200 425697 Fax: 01200 429994 e-mail: info@pallisters.co.uk www.pallisters.co.uk



RICS

(a) 1/2 size
Dec 2012.



32013 0220P

Proposed
Development.

ex. Fence/Boundary.

7m

40m

Access
Rd.

To
Trapp
Lane

ex Gate

Higher Trapp
Barn.

The Old Stables.

path.

ex. Fence
Boundary

Drain

Site Plan
scale 1:1250

Drwg. 3.

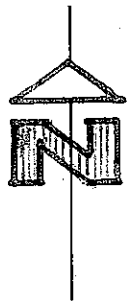
John Pallister Chartered Surveyors

The Coach House, 28 Duck Street, Clitheroe. BB7 1LP

Tel: 01200 425697 Fax: 01200 429994 e-mail: info@pallisters.co.uk www.pallisters.co.uk



RICS



32013 0220P

Simonstone

EP.

LANE

TRAPP

Proposed
Building.

Higher Trapp
Barn.

Higher Trapp Hotel

The Forge

Location Plan scale 1: 2500 (approx.)

M. & J. Unsworth

Whins Lane

Drwg. 4.

John Pallister Chartered Surveyors

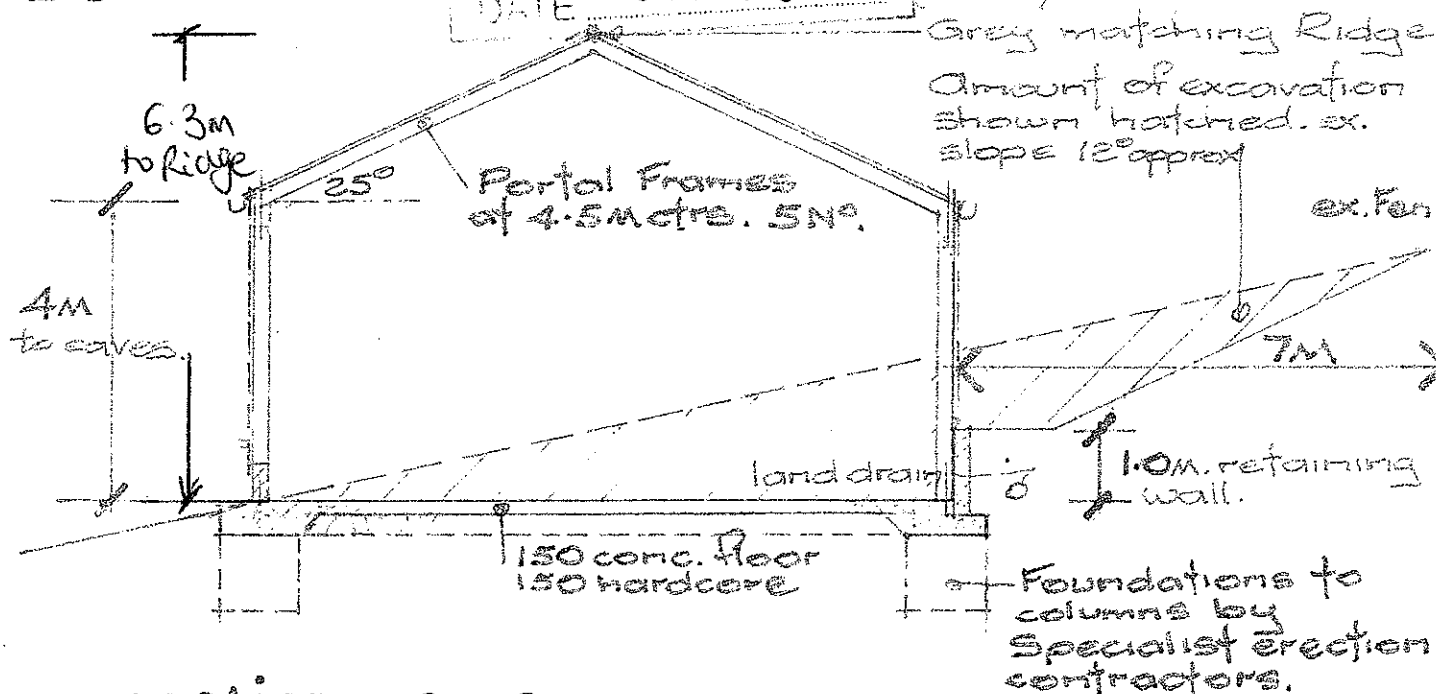


The Coach House, 28 Duck Street, Clitheroe. BB7 1LP
Tel: 01200 425697 Fax: 01200 429994 e-mail: info@pallisters.co.uk www.pallisters.co.uk

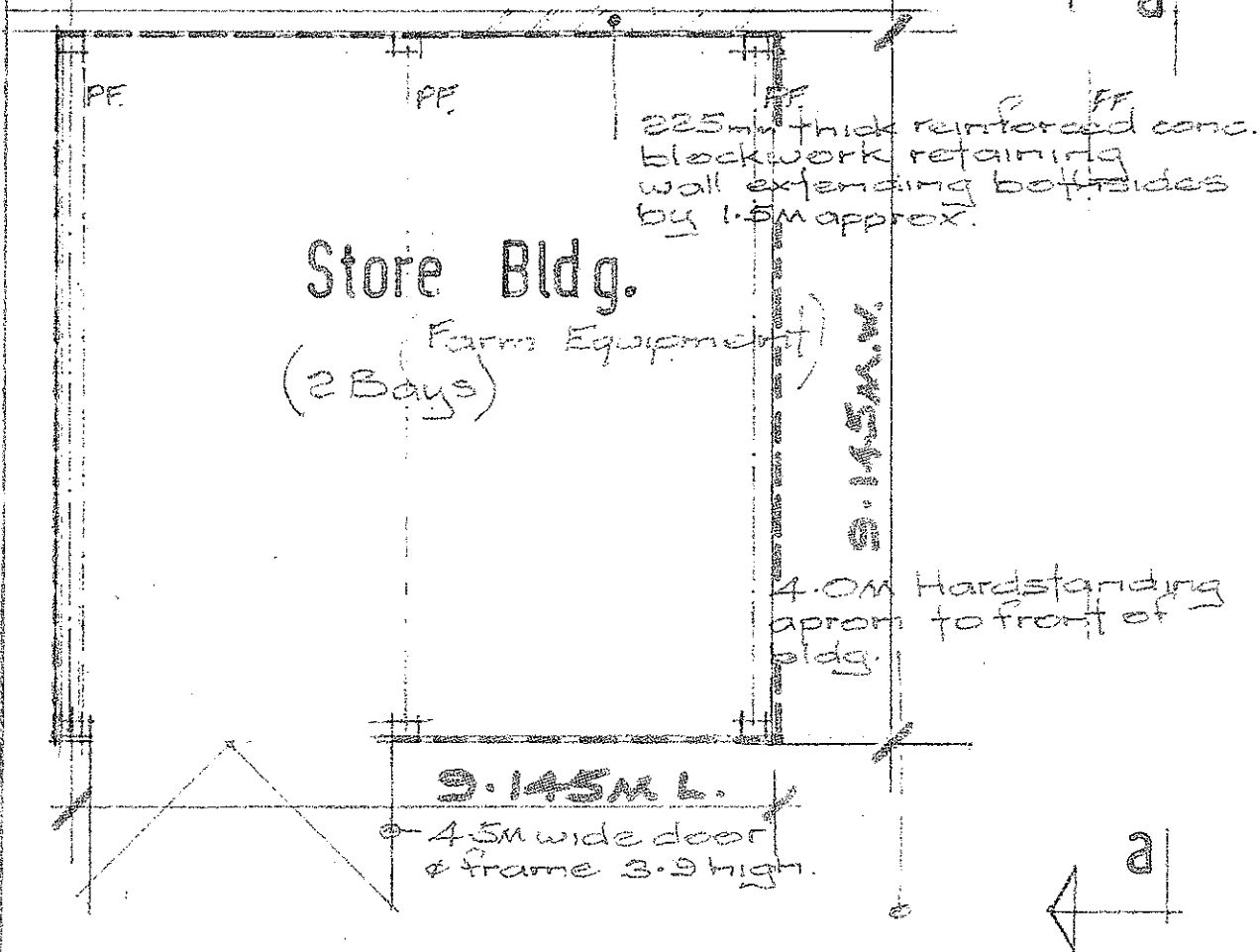
july 12.

32013 0220

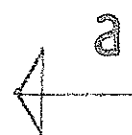
DATE 28/2/13



section a - a



Floor plan scale 1:100



Drwg. 1.(a)

John Pallister Chartered Surveyors

The Coach House, 25 Duck Street, Clitheroe. BB7 1LP

Tel: 01200 425697 Fax: 01200 429994 e-mail: info@pallisters.co.uk www.pallisters.co.uk



RICS

1/2 SIZE
DEC. 2012.

Date July 12

22013 02200

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



Ribble Valley Borough Council

Application No: 3/2012/0716

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 W + W M. UNSWORTH
 Application site LAND OFF TRAPLAW, SIMONSTONE
 Proposed Development AGRICULTURAL BUILDING
 Previous Applications

1. Land – (Total Areas in Hectares)

Owned 2.43 ha

Rented

Short-term

Land use: Pasture 2.43 ha 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)

Calves Age at purchase Age at sale Bulls

Sheep: Pedigree/commercial Breeding ewes 10 Lambs Store sheep

Lambing period APRIL Lambing location IN BUILDING

Other

3. Labour & Accommodation

N/A

Name	Age	Basis (F/t, P/t, Cas)	Hours of work/length	Main duties	Address and years
1					

Misc

Existing Dwellings NONE

Other Properties (incl occupiers)

Previously owned properties

Available properties in locality

4. Proposed Development/Applicant(s) Comments

Need BUILDING NEEDED FOR STORAGE OF FEED AND
MACHINERY AND HOUSING LIVESTOCK WHEN
REQUIRED

Siting THE LAND IS NATURALLY SHAPING AND THE SITE
WILL BE EXCAVATED TO ALLOW THE BUILDING TO
CREATE NATURAL SCREENING AND MINIMISE LANDSCAPE IMPACT

Design STEEL FRAME WITH COLOURED PROFILE SHEETING
TO ROOF AND WALLS TO BLEND INTO LANDSCAPE

Future Plans TO IMPROVE THE GRASSLAND AND TO GRADUALLY
INCREASE STOCK NUMBERS

5. Financial Details

7. Farm Buildings

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

NO EXISTING FARM

BUILDINGS