



RIBBLE VALLEY  
BOROUGH COUNCIL

15 JAN 2013

DEPARTMENT OF

PUBLIC

For office use only

Application No.

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

320130340P

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: Miss First name: E Surname: Harrison

Company name:

Street address: Cuthbert Hill, Garstang Road

Town/City: Chipping Preston

County:

Country:

Postcode: PR3 2QJ

Telephone number: [Redacted] [Redacted]

Mobile number:

Fax number:

Email address:

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  
Startifants Lane  
Chipping

Town/City: Preston

County:

Country: United Kingdom

Postcode: PR3 2NP

Telephone number: [Redacted]

Mobile number:

Fax number:

Email address: jpyeplanning@gmail.com

3. Description of the Proposal

Please describe the proposed development including any change of use:

Proposed extension to an existing agricultural building to provide storage for silage and straw to be used for cattle on farm.

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:

Street address:

Town/City:

County:

Postcode:

Description:

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

Easting:

Northing:

#### 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:

Existing building: Space cladding, treated timber space boarding.

Description of *proposed* materials and finishes:

Space cladding, treated timber space boarding to match existing.

##### Roof - description:

Description of *existing* materials and finishes:

Existing building: Box section Steel sheeting, colour Slate Blue.

Description of *proposed* materials and finishes:

Box Section Steel Sheeting, colour Slate Blue to match existing.

##### Windows - description:

Description of *existing* materials and finishes:

Existing Building: No GRP rooflight per bay

Description of *proposed* materials and finishes:

No GRP rooflight per bay to match existing.

**9. (Materials continued)**

**Doors - description:**

Description of existing materials and finishes:

N/A

Description of proposed materials and finishes:

open fronted.

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:

Agricultural Needs Statement.

Design and Access Statement.

Ground and Elevation Plan.

Location Map.

Location Map of proposed Extension.

**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 JP.

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

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	125.2	125.2
	Total	0.0	0.0	125.2	125.2

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	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?

125.21 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: 15/01/2013

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

Notice recipient		Date notice served				
Name:	Sole Tenant					
Number:	Suffix:					
Street:						
Locality:						
Town:						
Postcode:						
Title:	Mrs	First Name:	Julia	Surname:	Pye	<input checked="" type="checkbox"/> Declaration Made
Person role:	Agent	Declaration date:	15/01/2013			

## 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.

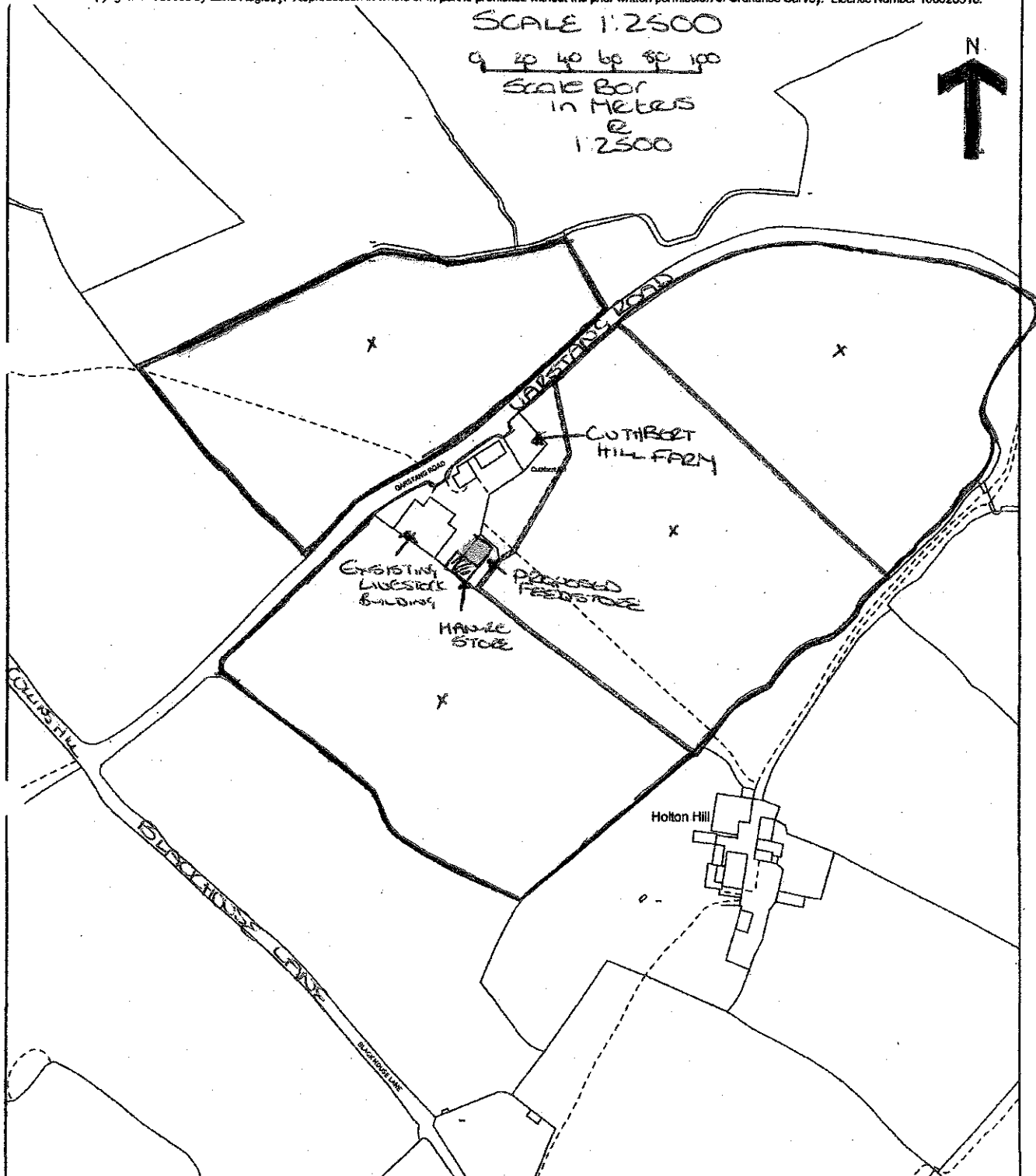
Date 15/01/2013

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Land Registry  
Official copy of  
Title plan

Title number LAN92576  
Ordnance Survey map reference SD6042NE  
Scale 1:2500  
Administrative area Lancashire: Ribble Valley

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This official copy issued on 1 September 2009 shows the state of this title plan on 1 September 2009 at 13:48:49. It is admissible in evidence to the same extent as the original (s.67 Land Registration Act 2002).

This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground. See Land Registry Public Guide 19 - Title Plans and Boundaries.

This title is dealt with by Land Registry, Fylde Office.

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**DESIGN AND ACCESS STATEMENT**

**IN SUPPORT OF A PLANNING APPLICATION FOR**

**AN EXTENSION TO AGRICULTURAL BUILDING FOR STORAGE OF SILAGE AND  
STRAW.**

**AT**

**CUTHBERT HILL, GARSTANG ROAD, CHIPPING, PR3 2QJ**

**Amount**

This application is for an extension to be used for storage of silage and straw to be used in conjunction with the applicants existing livestock building. The applicant currently has an approximate headage of 30 suckler cows with no provision on site for the storage of animal feeds stuff and straw that is needed to bed the existing livestock building.

**Use**

The proposed extension will provide under cover storage for silage and straw used on the farm. The applicant is applying for this extension as part of catchment sensitive farming. By providing a covered area for this feed store it ensures that the silage and straw retains its valuable nitrates. When undercover the silage and straw are not subject to adverse weather conditions which reduce the nitrate content of the product which then reduces waste and is more cost effective also supplying the cattle with good quality feed and bedding. Therefore for the applicant this building is essential.

**Layout**

The proposed extension will be sited on the south east elevation the existing agricultural building on site facing towards Chipping Village, which can be clearly seen on the location map accompanying the planning application. The extension will provide storage for silage and straw which will be kept dry until it is needed to feed and bed the cattle on farm. This will still provide enough room on the yard area for the turning and maneuvering of vehicles.



## **Scale**

The scale of the extension is in keeping with the amount of silage and straw made and used on site and also in keeping with the other buildings on site. The height to the ridge of the new extension will be 3.65 meters and to the ridge 4.8 meters and 9.14 meters in width. All materials used will be to match the existing building.

## **Landscaping**

No further hard or soft landscaping is proposed as part of this application as the yard area is already adequate enough.

## **Appearance**

The appearance of the extension has been designed to reflect a modern agricultural building of this type whilst taking the surrounding buildings into account. The choice of materials will ensure that the roof and side cladding will ensure the building blends into its surroundings whilst being designed for purpose and match the existing agricultural building.

## **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

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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 Miss Liz Harrison  
Application site Cuthbert Hill Farm, Garstang Road, Chipping  
Proposed Development Proposed extension to Agricultural Building to provide Storage for silage and straw. 3/2012/0744. 3/2012/0274. 3/2009/0874.  
Previous Applications .....

**1. Land – (Total Areas in Hectares)**

Owned .....  
21 acres

Rented .....

Short-term .....

Land use: Pasture Yes Meadow yes Crop Silage Crop Hay

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 10 ..... Calves .....

Beef Rearing: Store Cattle (ages) ..... 21

Calves ..... Age at purchase ..... Age at sale ..... Bulls .....

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

Lambing period ..... Lambing location .....

Other .....

**3. Labour & Accommodation**

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

Misc .....

Existing Dwellings .....

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

Previously owned properties .....

Available properties in locality .....

**4. Proposed Development/Applicant(s) Comments**

Need .....

See Design and access statement .....

Siting .....

See Design and access statement .....

Design .....

See Design and access statement .....

Future Plans .....

See Design and access statement .....

**5. Financial Details**

N/A .....

