



**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 20130635 P

Date received 11/9/13

Fee paid £80.00

Receipt No: 18659

**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: JR Surname: STOTT

Company name: MESSRS P. STOTT

Street address: Clark House,
Chipping

Town/City: Preston

County:

Country:

Postcode: PR3 2GQ

Telephone number: Country Code: National Number: Extension Number:

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: Mr First Name: JONATHAN Surname: HADFIELD

Company name: J HADFIELD ENGINEERING/SURVEYING

Street address: SPRINGS HOUSE
CHIPPING

Town/City: PRESTON

County: Lancashire

Country: United Kingdom

Postcode: PR3 2GQ

Telephone number: Country Code: National Number: Extension Number: 07740 929096

Mobile number:

Fax number:

Email address: jonathan.hadfield@virgin.net

3. Description of the Proposal

Please describe the proposed development including any change of use:

ROOF TO COVER EXISTING SILAGE CLAMP.

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)

Description:

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:

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

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

Mrs RACHEL STOTT, CLIENTS COUSINS WIFE, HOUSING NEEDS OFFICER.

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:

TIMBER SPACE BOARDING

Roof - description:

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

"BIG 6" CEMENT SHEET IN NATURAL GREY

Windows - description:

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

N/A

9. (Materials continued)

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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:

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:

293 / 101, 201, 202, 203

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

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:

STORE FOR SILAGE CROP

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 design, demolition and 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	3	2
Proposed employees	1	3	2

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							<input checked="" type="checkbox"/>

21. Site Area

What is the site area? 418 sq.metres

22. Industrial or Commercial Processes and Machinery

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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 to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding (*"agricultural holding" has the meaning given by reference to the definition of "agricultural tenant" in section 65(B) of the Act*).

Title: Mr First name: JON Surname: HADFIELD

Person role: Agent Declaration date: 25/06/2013 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 25/06/2013

Design & Access Statement in Support of a Planning Application for a Covered Silage Store at:-

**Clark House Farm,
Chipping,
Lancashire.**

Amount & Scale :-

The farm is situated north side of the village, with a number of modern farm buildings surrounding the original stone barn and shipon. The existing out door silage clamp was constructed in the 1990's and is of a steel frame with concrete shuttered walls.

The application is for a roof structure to cover this existing store area to allow compliance with increasing environmental legislation. The scale of the building is large enough to store a full 12 months of crop with a reasonable safety factor for all weather outcomes.

Use :-

The building is to store two cuts of grass for silage and historically an amount of whole crop maize grown on the holding. The main activity for the farm is dairy as well beef production.

Design & Appearance:-

The design of the roof structure is to be a steel frame construction with space boarding above the existing walls allowing ventilation as well as being ascetically pleasing in this rural environment, with cement sheets covering the roof. This will give an appearance of a modern farm building.

Layout:-

The position of the store is at the rear of the farm buildings furthest away from the road, as shown on the site plan, making it easy to both fill at harvest times and empty when feeding livestock daily in the winter months.

Landscaping :-

The proposed buildings will retain an earth mound and be screened with planting as previously done.

Access :-

The access to the building will remain as the access to the open store is used from the main yard area.

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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 K & J R STOTT
Application site CLARK HOUSE FARM, CHIPPING, LANCS PR3 2GA
Proposed Development ROOF TO COVER EXISTING SILAGE CLAMP.
Previous Applications SURETY STORE.

1. Land – (Total Areas in Hectares)

Owned 50

Rented 50

Short-term

Land use: Pasture 25 Meadow 75 Crop

Land Quality (DA/SDA/NVZ)

2. Enterprise

Dairy: Pedigree/commercial Dairy Cows 100

In-calf heifers 17 Bulling heifers 12 Calving 4

Young stock 35 Milk Quota 200 000

Beef Breeding: Suckler cows

Calving

Heifers

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
JR STOTT	39	FT	60+	PARTNER	39
K STOTT	-	PT		PARTNER	-
P VARLEY	26	PT	20+	MILKING	N/A
S KEISAL	60	PT	20+	GENERAL	N/A

Misc

Existing Dwellings GARR HOUSE ROOM

Other Properties (incl occupiers) MEADOW HES

Previously owned properties N/A

Available properties in locality N/A

4. Proposed Development/Applicant'(s) CommentsNeed ROOF TO COVER EXISTING SILAGE CLAMP, SO
PREVENTING RAIN WATER CONTAMINATION TO COMPLY WITH
EA LEGISLATION.

Siting AS DRAWINGS

Design

Future Plans MILK MORE COWS / INCREASE SILAGE PRODUCTION NEED
DUE TO WEATHER CONDITIONS5. Financial Details

N/A.

7. Farm Buildings

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

Slurry Store

Young Stock Building

Silo x 2

Milking Parlour

Cow cubicles

Heifer cubicles

Calving boxes

Machinery Store

Workshop

General cubings/boxes

Manure Store

for calves

Feed storage

milk production

winter housing

winter housing

Maternity Ward

Storage

Workshop

General boxes (for ms)