



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. 3/2012/1065

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:	T	Surname:	Robinson		
Company name:							
Street address:	Springs Farm				Country Code	National Number	Extension Number
	Dillworth Bottoms				Telephone number:		
	Longridge				Mobile number:		
Town/City:	Preston				Fax number:		
County:	Lancashire				Email address:		
Country:							
Postcode:	PR3 2ZP						
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				Country Code	National Number	Extension Number
	Startifants Lane				Telephone number:	07803557019	
	Chipping				Mobile number:		
Town/City:	Preston				Fax number:		
County:					Email address:		
Country:	United Kingdom						
Postcode:	PR3 2NP				jpyeplanning@gmail.com		

3. Description of the Proposal

Please describe the proposed development including any change of use:

Multi purpose Agricultural Building on Land adjacent to Ward Green lane, Ribchester.

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:	Crow Wood		
Street address:	Ward Green Lane		
	Ribchester		
Town/City:	Preston		
County:			
Postcode:	PR3 3ZA		

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

Easting:	363183
Northing:	437032

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:

N/A

Description of *proposed* materials and finishes:

Upper walls profile 6 steel sheets in Juniper Green, lower walls concrete block or panels.

Roof - description:

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

Roof profile 6 steel sheets in Juniper Green with 2 rooflights per bay

Windows - description:

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

N/A

9. (Material) continued

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Doors - description:

Description of existing materials and finishes:

N/A

Description of proposed materials and finishes:

Open plan building to be subdivided by gates and hurdles to the applicants requirements.

Boundary treatments - description:

Description of existing materials and finishes:

N/A

Description of proposed materials and finishes:

N/A

Vehicle access and hard standing - description:

Description of existing materials and finishes:

N/A

Description of proposed materials and finishes:

N/A

Lighting - add description

Description of existing materials and finishes:

N/A

Description of proposed materials and finishes:

N/A

Others - description:

Type of other material:

N/A

Description of existing materials and finishes:

Description of proposed materials and finishes:

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:

Ground plans and Elevations. Location Plan, Agricultural justification, Design and Access Statement.

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 Straw bedded

Are you proposing to connect to the existing drainage system?

☐ Yes ☒ No ☐ Unknown

Ref 04: 2309 Planning Portal Reference:

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

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If known, please complete the following information regarding employees:

	Full-time	Part-time	Equivalent number of full-time
Existing employees	1	2	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?

464.82

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: 21/11/2012



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:	N/A sole tennant	
Number:	Suffix:	
Street:		
Locality:		
Town:		
Postcode:		

25. Certificates (Agricultural Land Declaration - continued)

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

320121065P

Design and Access Statement

In Support of a Planning Application for

Multi Purpose Agricultural Building

**Mr T Robinson
Crow Wood
Land at Ward Green Lane
Ribchester**

**Mrs Julia Pye
Hill Crest Farm
Startifants Lane
Chipping
Preston
PR3 2NP**

Amount

The applicant is applying for one multi purpose agricultural building to be used in conjunction with the applicants existing farming enterprise. The applicant farms in excess of 48 hectares of which he owns 7 hectares on Crow Wood Ward Green Lane, and also 2 hectares of land at his farm at Springs Farm, Dilworth Bottoms, Longridge.

In addition to the land the applicant also rents some traditional shippons and barns at Setters Farm which is in close proximity to the application site, where all the feed and bedding is stored and will continue to do so if this application is approved.

Due to the small size the applicants land surrounding his farm and constraints within the site there is no room on the site to erect a new building in addition to the small livestock building he has on site.

Use

The applicant farms 550 breeding ewes, 160 gimmer lambs and 40 tups which are pedigree Texel and Beltex. The applicant breeds all his own replacements and also sells approximately 30 tup's per year for breeding purposes. All his castrated male lambs and lambs not fit for breeding purpose are sold as fat in the local auction marts this number is between 800-1000 each year depending on the season. The applicant lambs his sheep in batches of 70 from January onwards.

The applicant has been involved with farming all his life and worked alongside his father and brothers on the family farm up until 15 years ago when the partnership was dissolved. The applicant started his sheep farm with 30 breeding ewes and has significantly increased his numbers to those he has currently. The applicant is FABBLE registerd and is on the Entry Level Stewardship Scheme.

The applicant makes approximately 1000 bales of silage / haylage each year although this year due to the weather this has decreased to 600. The bales are kept at Setters Farm which is just down the road from the applicants land, and he intends to continue this if the proposed building is approved.

The applicant needs the proposed building to give him the much needed indoor space to lamb his sheep especially during January – March when the weather can seriously affect his sheep. He has been struggling over recent years with the miss match of buildings he has and it is now causing him problems.

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It makes sense for the applicant to erect a building on land he owns with adequate access to it centrally to the two units he has, unfortunately he is unable to build any further buildings at the farm due to constraints on the site, (size).

This building will not only allow him to lamb his breeding ewes under cover but will also allow him space to fatten lambs in a purpose built environment centrally within his holding.

The buildings at Setters Farm are traditional shippens and barns and are outdated for modern farming practices and causing the applicant excess work and labour costs.

Layout

The proposed building will be sited to the west of the site 20 meters away from the existing fence line to allow the applicant to access the rear of the building and maintain the land behind it. The internal layout of the building will be open plan with hurdles and gates within the building for the applicant to pen his sheep due to his requirements at different times of the year.

Scale

The scale of the building is in keeping with the parcel of land and the amount of sheep the applicant farms. Its eaves and ridge height along with its position will ensure that it will not cause any detrimental impact on the surrounding area nor be prominent.

Landscaping

The applicant is proposing to construct 4.54 meters of compacted hardcore in front of the building to allow him to feed his sheep at the front of the building, which will ensure that the grass is not churned up or excessively poached, which would mean that he wouldn't comply with his cross compliance.

Appearance

The appearance of the building has been carefully thought about in terms of being sympathetic to the area whilst being fit for purpose. The applicant is proposing to provide a dark green roof and side panels to ensure the building blends into the site to make it as inconspicuous as possible. However the

972012451

building will be a modern portal framed building which will have adequate ventilation and space allowances for his sheep.

Access

Access to the site will be from the existing field access off Ward Green Lane which is adequate. There is plenty of room within this site for the turning and manovering of vehicles and room for emergency services if they were ever required on site.

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

320121003P

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.T.ROBINSON**

Application site **'CROW WOOD' LAND ADJCENT WARD GREEN LANE, RIBCHESTER**

Proposed Development **NEW MULTI PURPOSED AGRICULTURAL BUILDING**

Previous Applications

1. Land – (Total Areas in Hectares)

Owned **7 HECTARES**

Rented **41 HECTARES**

Short-term **yes** **yes** **Silage** **Hay**

Land use: Pasture 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 **550** Lambs **160** Store sheep **800/1000**

Lambing period **JAN – ONWARDS** **Lambing location** **VARIOUS**

Other **40 TUPS 30 SOLD FOR BREEDING, ALL SHEEP ARE PEDIGREE TEXEL OR BELTEX AND ARE FABLE REGISTERED AND THE APPLICANT IS ON THE ENTRY LEVEL STEWARDSHIP SCHEME**

3. Labour & Accommodation

Name	Age	Basis (F/t, P/t, Cas)	Hours of work/length	Main duties	Address and years
TIM		FT	70		
LIZ		PT	20		

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

See Design and access statement

N/A

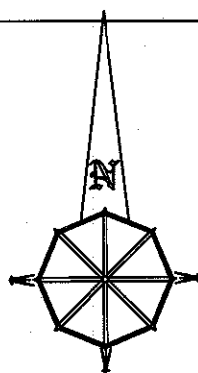
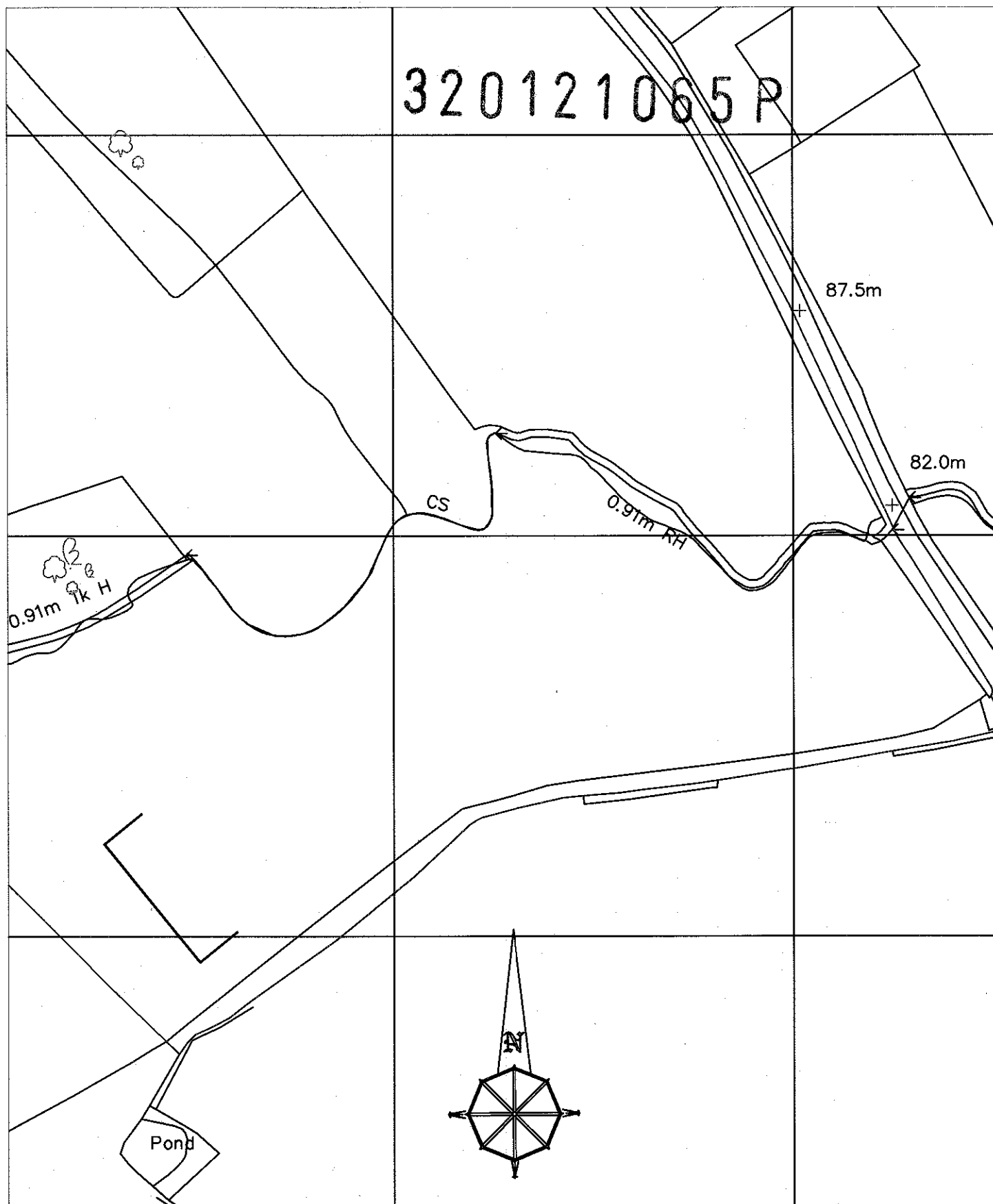
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7. Farm Buildings

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

NONE

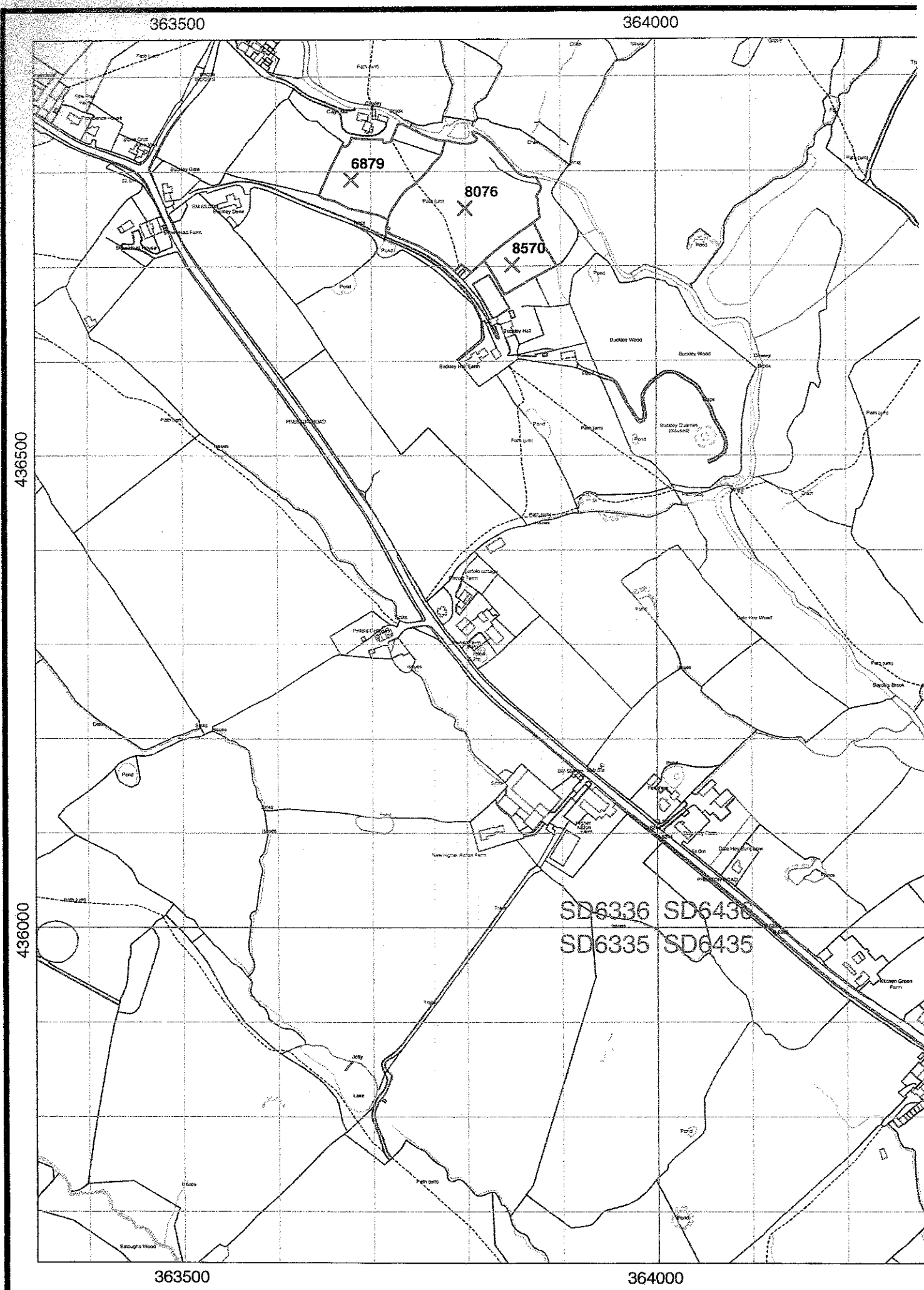
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629

630

Scale 1:1250



365000



Map 3/5

Legends

Your RLH Parcel(s)

SPS Permanent Ineligible Features

Adjacent Parcel Boundary

Unconfirmed Boundary

RLR Information

[illegible]

Scale 1:5000

50m 0m 50m 100m 150m 200m

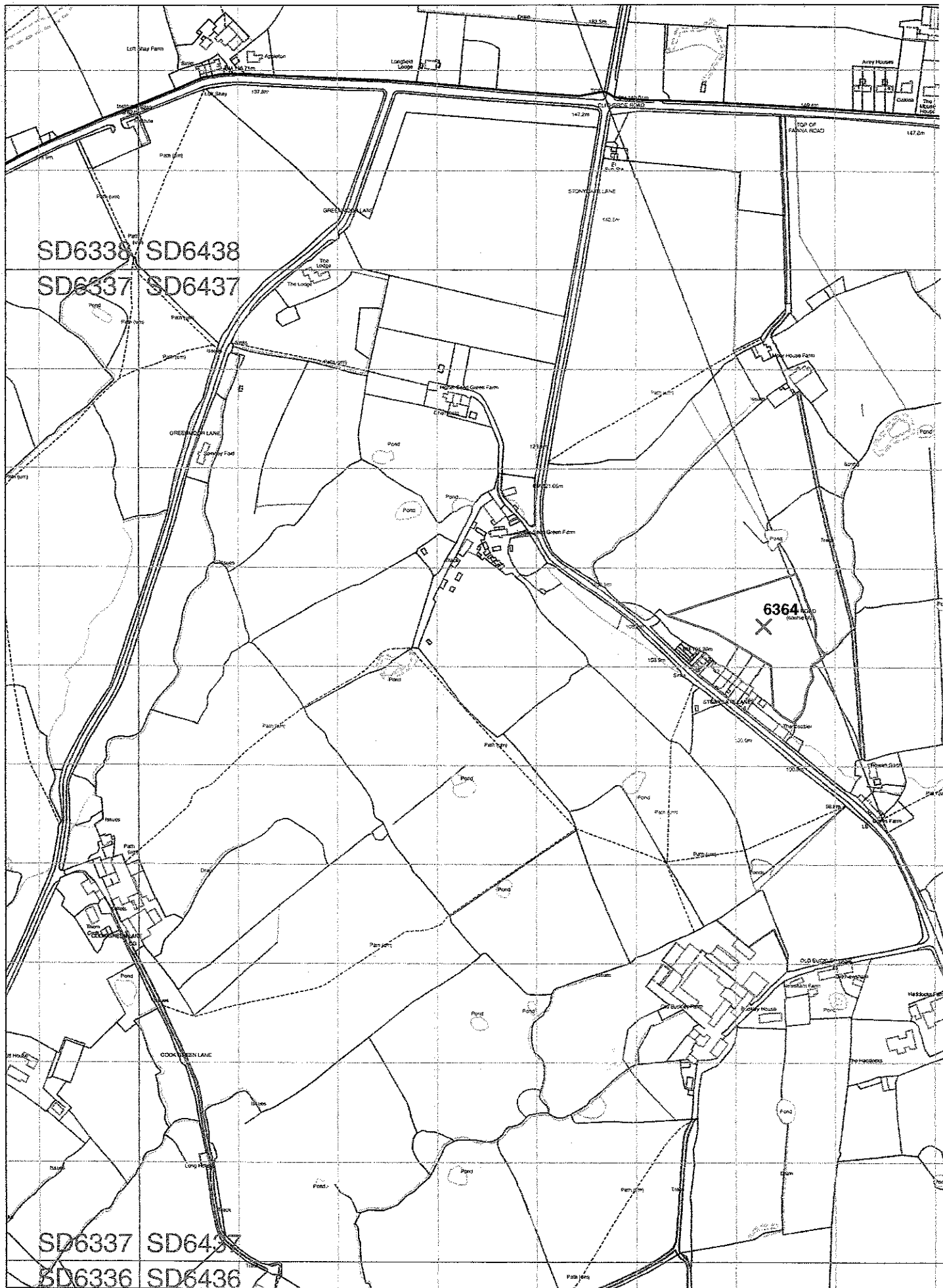
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Date: 07/09/2011

365000

any changes to the parcels shown on it.

437000



364500

365500

Rural Land Register (RLR) Map
SBI - 107146514

Map 4/5

Legends

Your RLR Parcel(s)

SPS Permanent Ineligible Features

Adjacent Parcel Boundary

Unconfirmed Boundary

RLB Information

[illegible]

Scale 1:5000

50m 0m 50m 100m 150m 200m

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Date: 07/09/2011

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any changes to the parcels shown on it.

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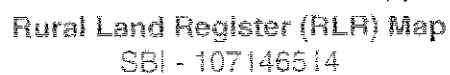
442,500

442000

441500

373500

374500



Map 5/5

Legends

YOUR FILER PERCENTAGE

SPS Permanent Ineligible Features

Adjacent Parcel Boundary

Unconfirmed Boundary

PLR information

[illegible]

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50m 0m 50m 100m 150m 200m

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Date: 07/09/2011

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any changes to the parcels shown on it.