



RIBBLE VALLEY
BOROUGH COUNCIL

320140285P

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

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: First name: Surname:

Company name:

Street address:

Town/City:

County:

Country:

Postcode:

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: First Name: Surname:

Company name:

Street address:

Town/City:

County:

Country:

Postcode:

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

Mobile number: National Number:

Fax number:

Email address:

3. Description of the Proposal

Please describe the proposed development including any change of use:

Planning application for the erection of one new multi purpose agricultural building

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

Yes No

7. (materials continued)

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:

drawings
ground plans and elevations
design and access
location map

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
straw bedded

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

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?

167.15 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 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(8) of the Act).

Title: Mrs First name: Julia Surname: Pye

Person role: Agent Declaration date: 03/03/2014 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 03/03/2014

DESIGN AND ACCESS STATEMENT

320140285P

**DESIGN AND ACCESS STATEMENT
IN SUPPORT OF PLANNING APPLICATION
FOR A MULTI PURPOSE FARM BUILDING
FOR MR S PYE
AT
HILLCREST FARM
STARTIFANTS LANE
CHIPPING
PR3 2NP**

DESIGN AND ACCESS STATEMENT

within keeping of the current farmstead and will not cause any detrimental impact on the surrounding area.

Landscaping

No hard or soft landscaping is proposed on this application due to the natural topography of the site.

Appearance

The buildings external appearance has been designed to reflect a modern portal multi purpose agricultural building and will be constructed using concrete blocks on the lower walls with profile 6 steel sheeting in juniper green to the upper walls and roof. The southern elevation which faces the road will be stone faced. On the western elevation will be a galvanised steel roller shutter door and on the Northern elevation a 12ft gate.

Access

Access to the proposed building will be from the yard through the gate on the northern elevation and the second access through the roller shutter door on the western elevation where there is currently hard standing already in place. There is adequate room for the turning and manoeuvring of emergency vehicles should they ever be required on site.

Justification

The erection of this multi purpose agricultural building will allow the applicant to keep his beef stock and his lambing ewes separate and will allow for the applicant to house his ewes under cover when lambing without having to sell his beef cattle to make room in already used building. Having a separate building to use as a maternity unit for the sheep is essential in the current climate conditions for the animals welfare as well as having space to store the calves that the applicant buys in to sell on throughout the year. Leaving the building open plan allows the building space to be utilized to its maximum potential and allowing for ease of access for machinery. The pens within the building will be straw bedded and so there will be no need to connect to any drainage system. The manure from the building will be removed and stored in the adjacent covered muck store until it can be spread on the applicants land and the straw used to bed the livestock is stored in a separate building behind the covered muck store also adjacent to the proposed building making the siting of this proposed application site ideal.

The crux of this application is that the applicant desperately needs the room to provide adequate housing for his ewes at this crucial time of year without having to sell on stock to provide adequate shelter and a safe environment for the ewes to lamb as well as providing a building to store the bought in calves throughout the remainder of the year.