

# Planning Application

Town and Country Planning Act 1990

Please read the accompanying notes, form P1B, before answering each question. Please complete in BLOCK LETTERS.

Application No.

320070510P

Date received

Fee paid £

Receipt No:

## Question 1

Name and Address of Applicant

DAVID COWGILL  
HORSE HAY FARM  
BASHALL RAVERS

Postcode BB7 3DA

Tel No: 01254 826270

## Question 1a

Name and Address of Agent

|                            |             |
|----------------------------|-------------|
| DIRECTOR OF<br>DEVELOPMENT |             |
| Postcode                   | 19 JUN 2007 |
| Tel No: FOR THE            |             |
| (Contact Name OF)          |             |

## Question 2

Address or Location of Application Site – indicate on the plan any adjoining land in the applicants control

HORSE HAY FARM  
CLITHROCK ROAD  
BASHALL RAVERS  
CLITHROCK  
BB7 3DA

## Question 3

Accurate description of the proposed development (including site area if known)

A LIVESTOCK building consisting of steel frame, grey profile GR single skin fibre cement sheets, precast concrete walls, a timber boarding, to be constructed on the farmstead

## Question 4

Type of application

Please state yes in the appropriate box

- a Full application for a change of use not involving any building works ☐
- b Full application for a change of use and/or new building/engineering work or alterations ☒
- c Outline application for the erection of building(s) ☐

(i) Please state yes/no which matters, if any, are being applied for

|                          |                          |                          |                          |                          |
|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| Layout                   | Scale                    | Access                   | Appearance               | Landscaping              |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

(ii) For residential development give number and type of dwellings (indicate on separate sheet if necessary)

### d Reserved Matters application

(i) Please give reference number of outline permission ☐

(ii) Please state yes/no which reserved matters are being dealt with in this application

|                          |                          |                          |                          |                          |
|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| Layout                   | Scale                    | Access                   | Appearance               | Landscaping              |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

### e Continuation of Temporary Permission

Please give reference number of previous permission ☐

### f Modification or removal of a Condition

Please give the number of the planning permission and the relevant condition ☐

**Question 5 Access**Please state  
Yes or NoPlease state  
Yes or NoDoes the proposal involve a new vehicular access? ☐ NOan altered vehicular access? ☐ NOa new pedestrian access? ☐ NOan altered pedestrian access? ☐ NODoes there exist any public right of way within the application site? ☐ NO**Question 6 Trees**Please state  
Yes or NoDo you intend to prune or fell any trees as part of the proposed development?  
If yes, please show the tree(s) on the plan and describe the works proposed.☐ NO**Question 7 Existing Uses**Describe the existing, or if vacant,  
the last uses of the site

AGRICULTURAL LIVESTOCK

**Question 8 Additional Information**Please state  
Yes or Noa. Is the application for shopping, office, industrial, or other commercial use? If so, please  
complete a Planning Application (Part2), form P1A☐ NOb. Is the application for or associated with the winning and working of minerals or waste  
disposal? If so, please complete a Planning Application (Part3), form P1M☐ NO**Question 9 Drainage / Water Supply**

- a. How will surface water be dealt with? ALL WILL BE COLLECTED VIA GUTTERS AND PIPED TO  
b. How will sewage be dealt with? THE ANIMAL SEWAGE WILL BE COLLECTED IN A TANK + PUMPED  
c. How will water be supplied? VIA MAINS FROM FARM YARD TO A LAKEON

**Question 10 Materials**If building works are proposed please describe all  
external materials (e.g. brick walls, colour, make and  
type and show them on your plan)

STEEL GIRDS FOR FRAMEWORK  
NATURAL GRAY "PROFILE 6R" SINGLE SKIN  
FIBRE CEMENT SHEDS FOR ROOF  
GRP SARK LIGHTS, PVC GUTTERED & FALL  
PIPE, TANKISED TIMBER BOARDING.

**Question 11 Plans**Please list the drawings and plans submitted with this  
application form (5 sets are required):

SITE PLAN  
BUILDING PROFILE  
BUILDING ELEVATION SHOWING  
BEFORE AND AFTER PROPOSED  
BUILDING  
DEVELOPMENT & ACCESS

**Question 12**Please read and then sign the following statement  
DeclarationI wish to apply for planning permission for the development described in this application and accompanying plans  
and enclose the fee of £

Signed

(Applicant/Agent)

Date 30 5 2007

**Question 13**Certificate under Article 7 Town and Country Planning (General Development Procedure) Order 1995  
Certificate AI certify that on the day 21 days before the date of the accompanying application nobody, except the applicant, was  
the owner of any part of the land to which the application relates

None of the land to which the application relates is, or is part of, an agricultural holding

Signed

(Applicant/Agent)

Date 30 5 2007

# Development & Access

Horse Hey Farm  
Clitheroe Road  
Bashall Eaves  
Clitheroe  
BB7 3DA

**Dear Sir/Madam**

At the request of an explanation as to why we think it necessary to construct a new facility for our animals, this letter will provide a brief explanation of our objectives and why we feel they are important factors to help the business move forward.

The overall objectives in which the finished construction of the building will achieve are; Improved animal welfare, improved management of system and Reduce Labour requirements

As with all industries the need to expand brings problems, both physical in terms of limited facilities and of management by adding extra work to the already stretched labour force. Having looked at ways in which we could better utilise our present facilities by altering the design of our existing buildings proved to be unfounded, no real improvement would be gained for the extra level of investment that would be required to improve the management and animal welfare standards.

With this in mind we assessed the area of the farm where the labour requirement was most intensive and where animal welfare needed greatest improvement. The area we felt was suitable consists of older buildings, many over eighty years old that are of poor design, poor ventilation and some now in a dilapidated state.

With a need to take on board DEFRA's policy of improving the image of farms in terms of appearance and welfare concerns in the interest of consumer demand through better healthier food production, it was decided that this area was of the greatest need of improvement.

The design of the new building is accepted by the industry as offering a high welfare standard by improving light, ventilation and space for the animals. The roof is constructed of fibre cement sheeting in the colour of natural grey to blend with the roofs of the surrounding buildings. The roof will be constructed at a fifteen degree angle with a slightly raised ridging, this is the best design to increase the ventilation. The walls are constructed of pre-cast concrete to the height of four ft above ground. This allows sufficient shelter from draft where animals lie down.

This building will be open fronted allowing animals to feed through a barrier this also increases the simplicity of the feeding operation. In addition this allows greater visibility and better observation of livestock. This system also improves the movement of animals to and from the milking area decreasing the overall time the milking process consumes and reducing the stress caused to the animals during the movement process.

320 0705 10P

We hope this shows very clearly why we have taken these decisions to use a brown field site, using natural colours and materials that blend in with the surrounding buildings and delivering benefits to the livestock, management as well as contributing to the general appearance of the farm stead.

Yours Sincerely

A handwritten signature in black ink, appearing to read 'D Cowgill', with a stylized flourish at the end.

**DAVID COWGILL**

## Development Department

Council Offices, Church Walk, Clitheroe, Lancs., BB7 2RA

Tel: (01200) 425111 Fax: (01200) 414487 DX: Clitheroe 15157

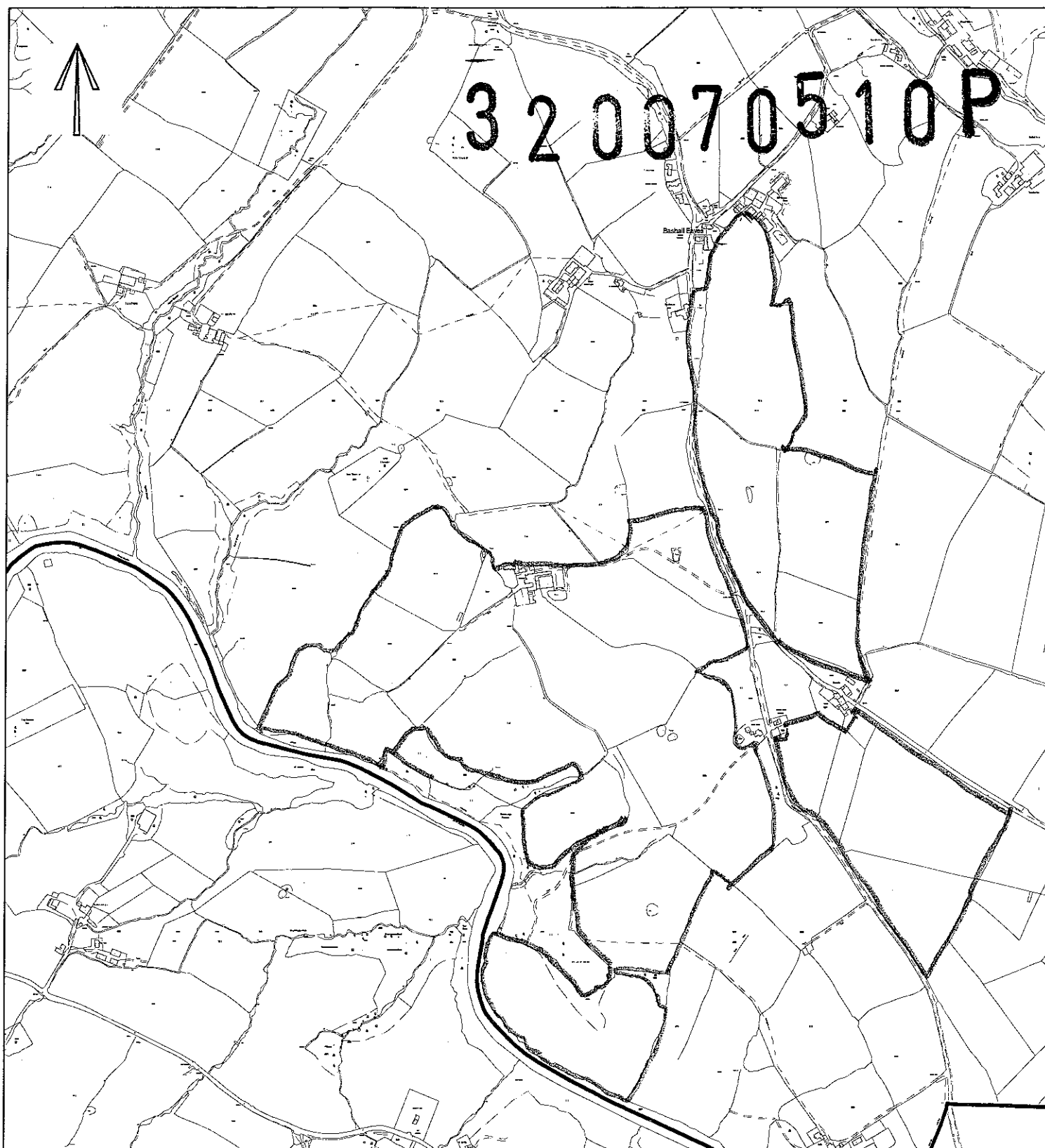


## Location Plan

Map Ref: SD6942

Scale: 1:10000

RIBBLE VALLEY  
BOROUGH COUNCIL



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RECEIPT NO

SOLD BY

320070510P

*Horse Hey*

House

2867

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BARN

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