

13 JUN 2011	
FOR THE	ATTENTION OF

For office use only

Application No: **920110443 P**

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:	Morris	Surname:	Airey
Company name:	JB Airey and Sons				
Street address:	2 Halfpenny Lane		Telephone number:	Country Code	National Number
	Longridge				Extension Number
			Mobile number:		
Town/City:	Preston		Fax number:		
County:			Email address:		
Country:					
Postcode:	PR3 2EA				

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:	Julia Pye				
Street address:	Hill Crest Farm		Telephone number:	Country Code	National Number
	Startifants Lane				Extension Number
	Chipping		Mobile number:		
Town/City:	Preston		Fax number:		
County:			Email address:		
Country:	United Kingdom				
Postcode:	PR3 2NP				

juliapye1@hotmail.com

3. Description of the Proposal

Please describe the proposed development including any change of use:

New Agricultural Multi Purpose Building for livestock / hay/ straw / machinery

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:	OLD CLAY LANE		
	THORNLEY-WITH-WHEATLEY		
Town/City:			
County:			
Postcode:	PR3 2NB		

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

Easting:	359952
Northing:	439098

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 to be constructed from tanalized timber Yorkshire Boarding, and lower walls to be constructed from concrete block.

Roof - description:

Description of *existing* materials and finishes:

n/a

Description of *proposed* materials and finishes:

Eternit Farmscape profile 6 cement fibre roof in natural grey with 2 GRP rooflights per bay

Doors - description:

Description of *existing* materials and finishes:

n/a

Description of *proposed* materials and finishes:

Two bays to have full height doors for security to be constructed from galvanised steel

9. (Materials continued)

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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:

Airey elevations and ground plans
Airey Location Plan
Airey design and access
Airey Agricultural Justification

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

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

If known, please complete the following information regarding employees:

	Full-time	Part-time	Equivalent number of full-time
Existing employees	2	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? 390.4 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)

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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: First name: Surname:
Person role: Declaration date: ☒ 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

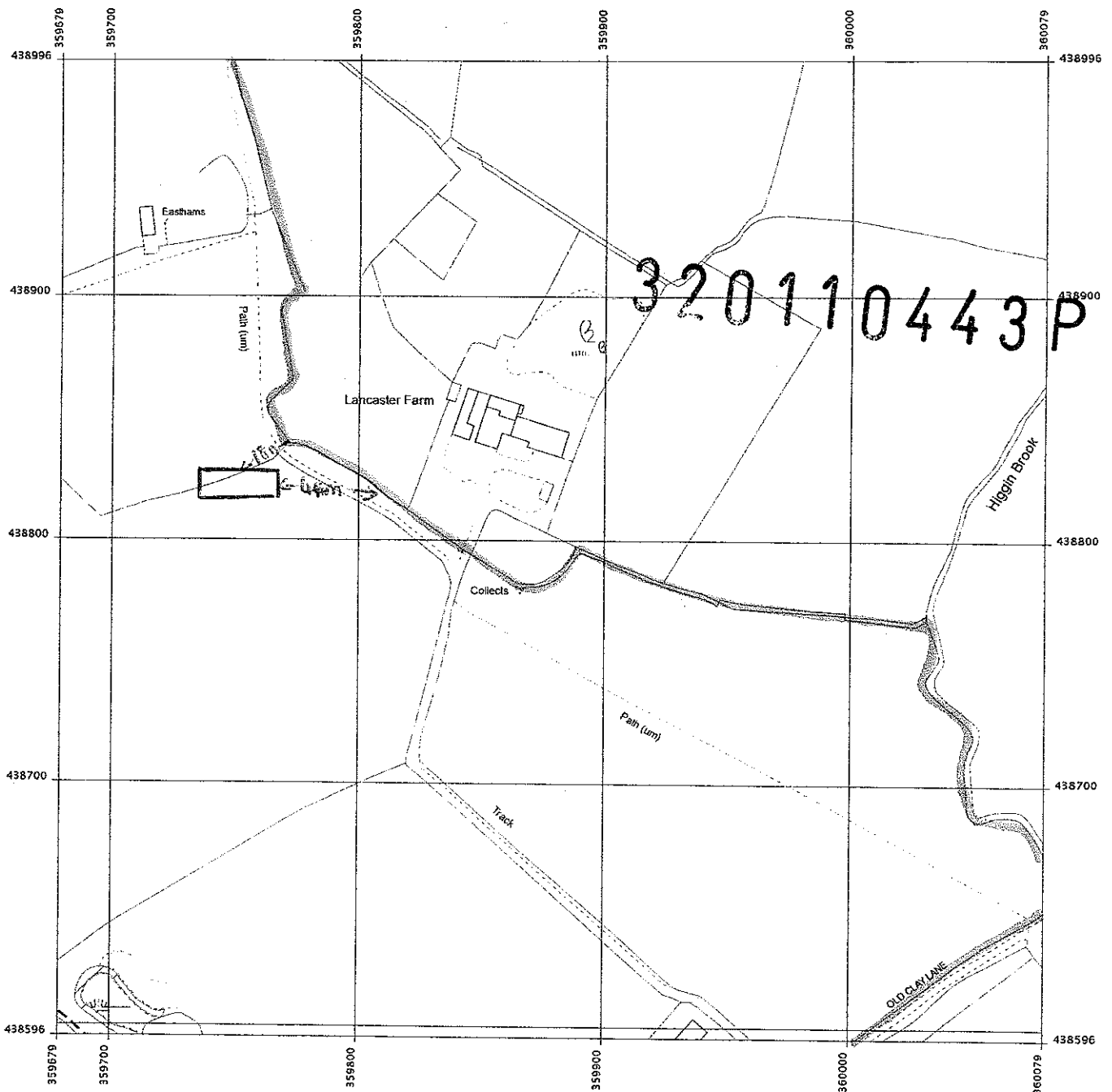
Notice recipient		Date notice served
Name:	n/a sole tennant	
Number:	Suffix:	
Street:		
Locality:		
Town:		
Postcode:		

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. ☒

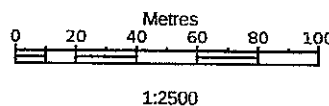
Date:



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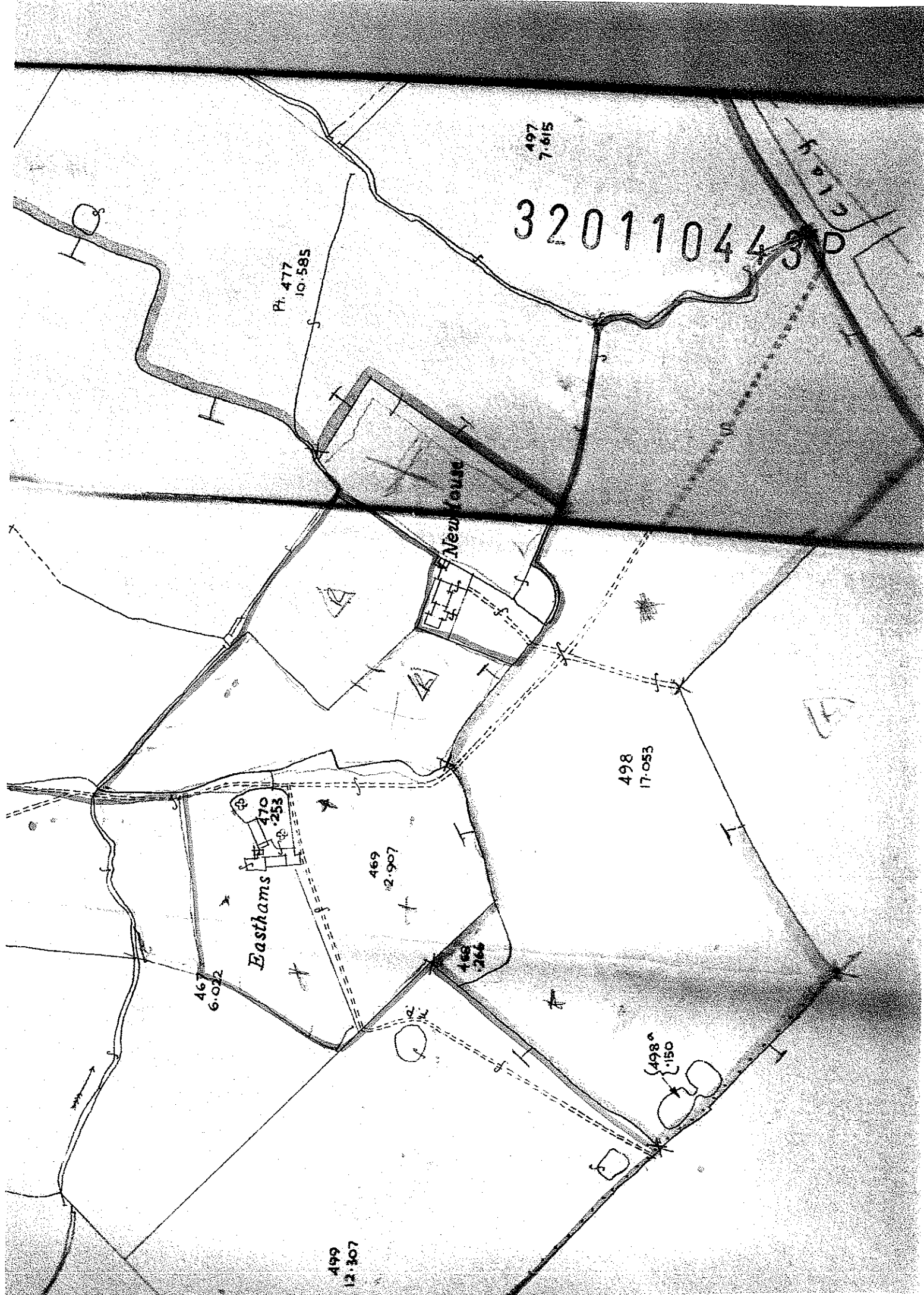
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The representation of a road, track or path is no evidence of a right of way. The representation of features as lines is no evidence of a property boundary.



LANCASTER FARM
CHIPPING ROAD
PRESTON
PR3 2NB

Supplied by: **Stanfords**
Reference: OI277380
Centre coordinates: 359879 438796



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



Ribble Valley Borough Council

Application No: **PR 01618177**

Agricultural /Countryside Planning Application

320110443P

(Please note if the proposal is for a non-agricultural building questions relating to labour workforce will not be relevant)

Applicant Name **MR MORRIS AILEY**

Application site **LAND OFF OLD CLAY LANE, THORNEY**

Proposed Development **NEW AGRICULTURAL MULTI PURPOSE BUILDING**

Previous Applications **N/A**

1. Land – (Total Areas in Hectares)

Owned **12.14 grass land**

Rented **60.6 grass land rented for approx 10 years**

Short-term

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 **20** Heifers **4** Calves **20**

Beef Rearing: Store Cattle (ages) **2 Bulls**

Calves Age at purchase Age at sale Bulls

Sheep: Pedigree/commercial Breeding ewes **200** Lambs **360** Store sheep

Lambing period **JAN - APRIL** Lambing location **LOST BUILDINGS**

Other **100 EWES & LAMBS BOUGHT MARCH-APRIL**

400 LAMBS WINTERED

3. Labour & Accommodation

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Name	Age	Basis (F/t, P/t, Cas)	Hours of work/length	Main duties	Address and years
MOLES ARLEY	50	FT	70	FARMWORK	
ALAN ARLEY	45	FT	70	FARMWORK.	
1					

Misc

Existing Dwellings

NIA

Other Properties (incl occupiers)

NIA

Previously owned properties

NIA

Available properties in locality

NIA

4. Proposed Development/Applicant(s) Comments

Need

SEE DESIGN & ACCESS

Siting

u

u

Design

u

u

Future Plans

u

u

5. Financial Details

NIA

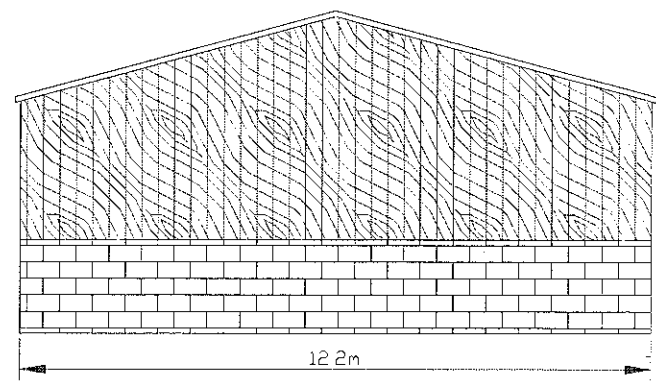
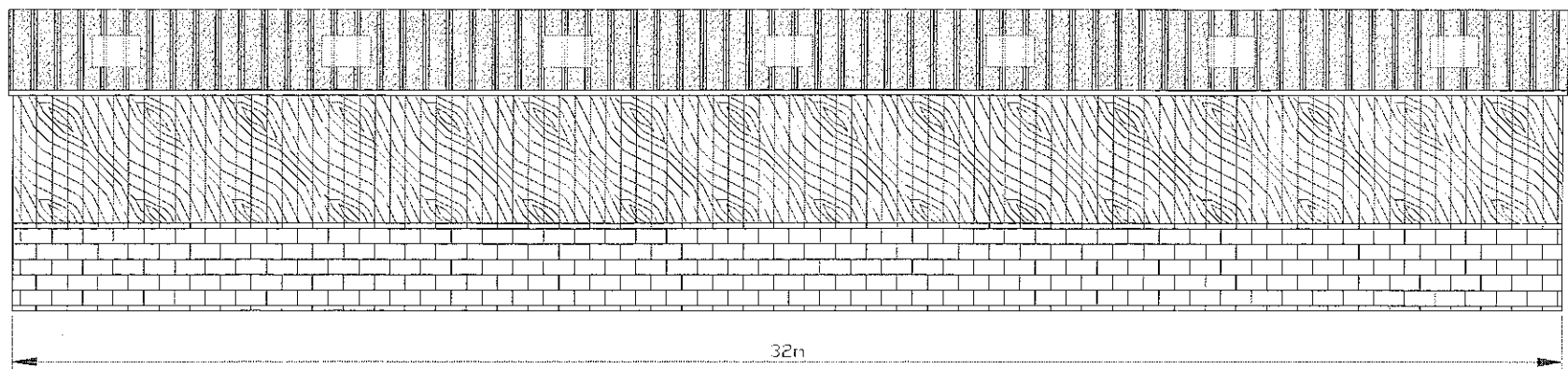
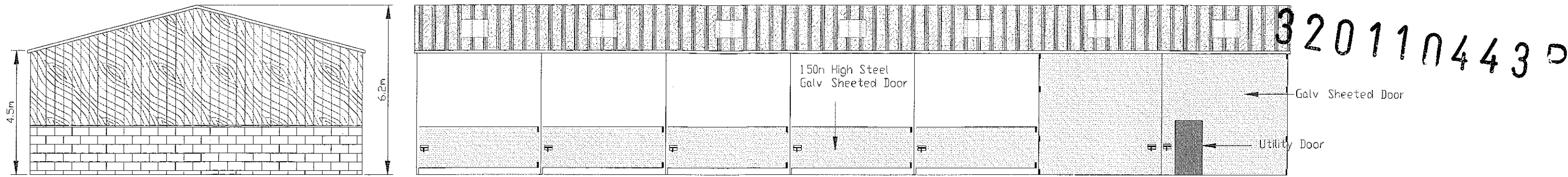
7. Farm Buildings

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

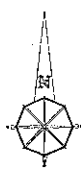
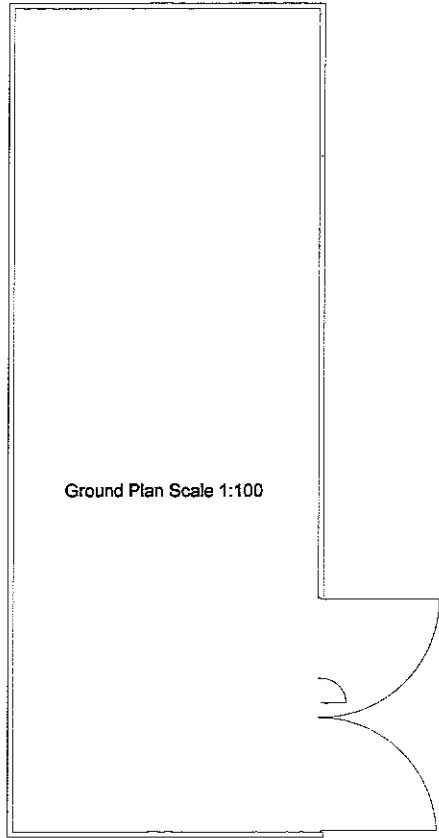
12/1A

320110443P

Materials
Roof:- Eternit Cement Fibre Sheets in Natural Grey
Walls :- Tanalized Timber Boarding to upper walls,
Lower walls concrete block



Ground Plan Scale 1:100



CLIENT: Mr M Airey, JB Airey and Sons	DATE: 8TH JUNE 2011
PROJECT : NEW AGRICULTURAL MULTI PURPOSE BUILDING, FOR THE HOUSING OF LIVESTOCK, FEED AND MACHINERY	DWG NO. JP/MA/33/141 SCALE: 1:100 & 1:200
LOCATION: Land at Old Clay Lane, Thornley with Wheatley, Preston, PR3 2NB	
Julia Pye Hill Crest Farm Chipping Preston Lancashire PR3 2NP Tel:- 01995 61878 0771 265 8436 email:- juliapye1@hotmail.com	

DESIGN AND ACCESS IN SUPPORT OF A PLANNING APPLICATION FOR

A New Agricultural Multi-Purpose Livestock / Storage Building

AT

**Land at Old Clay Lane
Thornley with Wheatley
Preston
PR3 2NB**

320110443P

For

J B Airey and Sons

AGENT

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

01995 61878 / 07712658436

JUNE 2011

Amount

One building is being applied for, this will replace the wagon backs located within the field.

Use / Agricultural Need

The applicants own 30 acres of land within a ring fence around the application site with a further 150 acres rented on farm business tenancies, this land has been rented by the applicants in excess of 10 years.

The applicants farm 20 suckler cows and two stock bulls. The cows are commercial beef cattle which calve from May onwards. The calves are sold as store cattle in the local auction marts at approximately 7 – 8 months of age when they are weaned. In addition to the livestock the applicants lamb 200 breeding ewes from January to early April. The lambs are sold as fat in local auction marts, with an additional 100 breeding ewes and lambs at foot bought during March and April. The applicants have to buy these in due to not having the room on site to lamb the sheep themselves. The applicants also buy store lambs to fatten over the winter which equates to approximately 400 lambs per year.

Currently the applicants are renting buildings close by, but these are now for sale and the rental arrangement has come to an end.

The applicants require a multi purpose building for the storage of feed, machinery and bedding along with having a flexible layout to allow for the calving of cattle and lambing of sheep, as well as winter housing for the livestock and their followers.

Layout

The layout of the building will consist of 7 bays, 2 of which will consist of secure storage, for the applicants machinery and feed, with 5 providing flexible handling for the livestock. The building will be open fronted with gates and hurdles sectioning the building off internally to ensure that the building can be used to its full capacity.

Scale / Design

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The scale of the building is in line with the livestock numbers of the holding. The design of the building has been carefully chosen to reduce any impact on the surrounding area. The building will be constructed from traditional materials for a building of this type, with the roof being constructed from Eternit Farmscape profile 6 cement fibre sheets in Natural Grey with the upper walls constructed from Tanalised Timber Yorkshire Boarding and lower walls to be constructed from Concrete Block.

Landscaping

The applicants are willing to provide further screening if the Local Authority feel it is necessary.

Access

Access to the building will be from the existing track in the field off Tile Kiln Lane, there is adequate room on site for the turning and maneuvering of vehicles and room for emergency services if they were ever required on site.