



RIBBLE VALLEY
BOROUGH COUNCIL

29 JUN 2011
FOR THE ATTENTION OF

For office use only

Application No.

Date received 320110514 P

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:	Mr	First name:	G	Surname:	Airey	
Company name:	H E Airey & Sons					
Street address:	Thornley Hall		Telephone number:	Country Code	National Number	Extension Number
	Thornley with Wheatley		Mobile number:			
Town/City:	Preston		Fax number:			
County:			Email address:			
Country:						
Postcode:	PR3 2TN					
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	Extension Number
	Startifants Lane				0199561878	
	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:

Extension to existing livestock building (Diary Cattle) Phase 1 of a 2 phase application

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:	THORNLEY HALL		
Street address:			
	THORNLEY		
Town/City:	PRESTON		
County:			
Postcode:	PR3 2TN		

Description:

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

Easting:	363416
Northing:	441070

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:

Upper walls tanalised timber yorkshire boarding, lower walls concrete block

Description of *proposed* materials and finishes:

Upper walls tanalised timber yorkshire boarding, lower walls concrete block to match existing building

Roof - description:

Description of *existing* materials and finishes:

Eternit Farmscape Profile 6 cement fibre sheets in natural grey with 2 GRP roof lights per bay

Description of *proposed* materials and finishes:

Eternit Farmscape Profile 6 cement fibre sheets in natural grey with 2 GRP roof lights per bay to match existing building

Doors - description:

Description of *existing* materials and finishes:

Timber doors

Description of *proposed* materials and finishes:

Timber doors to match existing

9. (Materials continued)

320110514 P

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 Map
 Airey 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

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

Use class/type of use		Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross new internal floorspace proposed (including changes of use) (square metres)	Net additional gross internal floorspace following development (square metres)
A1	Shops Net Tradable Area	0.0	0.0	0.0	0.0
A2	Financial and professional services	0.0	0.0	0.0	0.0
A3	Restaurants and cafes	0.0	0.0	0.0	0.0
A4	Drinking establishments	0.0	0.0	0.0	0.0
A5	Hot food takeaways	0.0	0.0	0.0	0.0
B1 (a)	Office (other than A2)	0.0	0.0	0.0	0.0
B1 (b)	Research and development	0.0	0.0	0.0	0.0
B1 (c)	Light industrial	0.0	0.0	0.0	0.0
B2	General industrial	0.0	0.0	0.0	0.0
B8	Storage or distribution	0.0	0.0	0.0	0.0
C1	Hotels and halls of residence	0.0	0.0	0.0	0.0
C2	Residential institutions	0.0	0.0	0.0	0.0
D1	Non-residential institutions	0.0	0.0	0.0	0.0
D2	Assembly and leisure	0.0	0.0	0.0	0.0
Other	Please Specify	0.0	0.0	255.0	255.0
Total		0.0	0.0	255.0	255.0

For hotels, residential institutions and hostels, please additionally indicate the loss or gain of rooms:

Use Class	Types of use	Existing rooms to be lost by change of use or demolition	Total rooms proposed (including changes of use)	Net additional rooms
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19. Employment

320110514 P

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 Start Time End Time	Saturday Start Time End Time	Sunday and Bank Holidays Start Time End Time	Not Known
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21. Site Area

What is the site area?

247.52

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: 29/06/2011

☒ 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

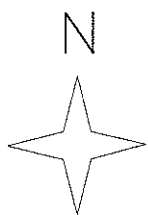
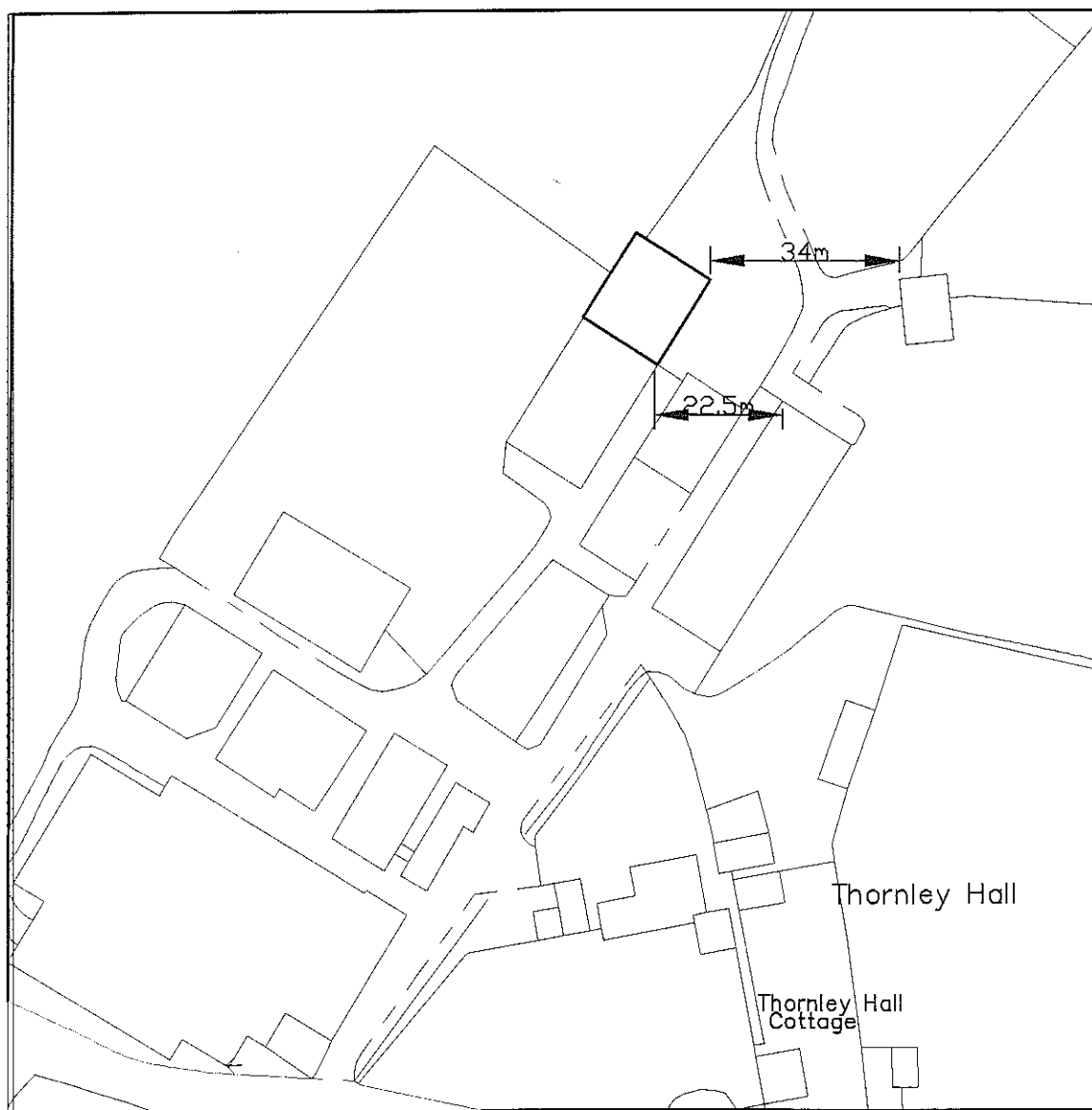
26. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information.



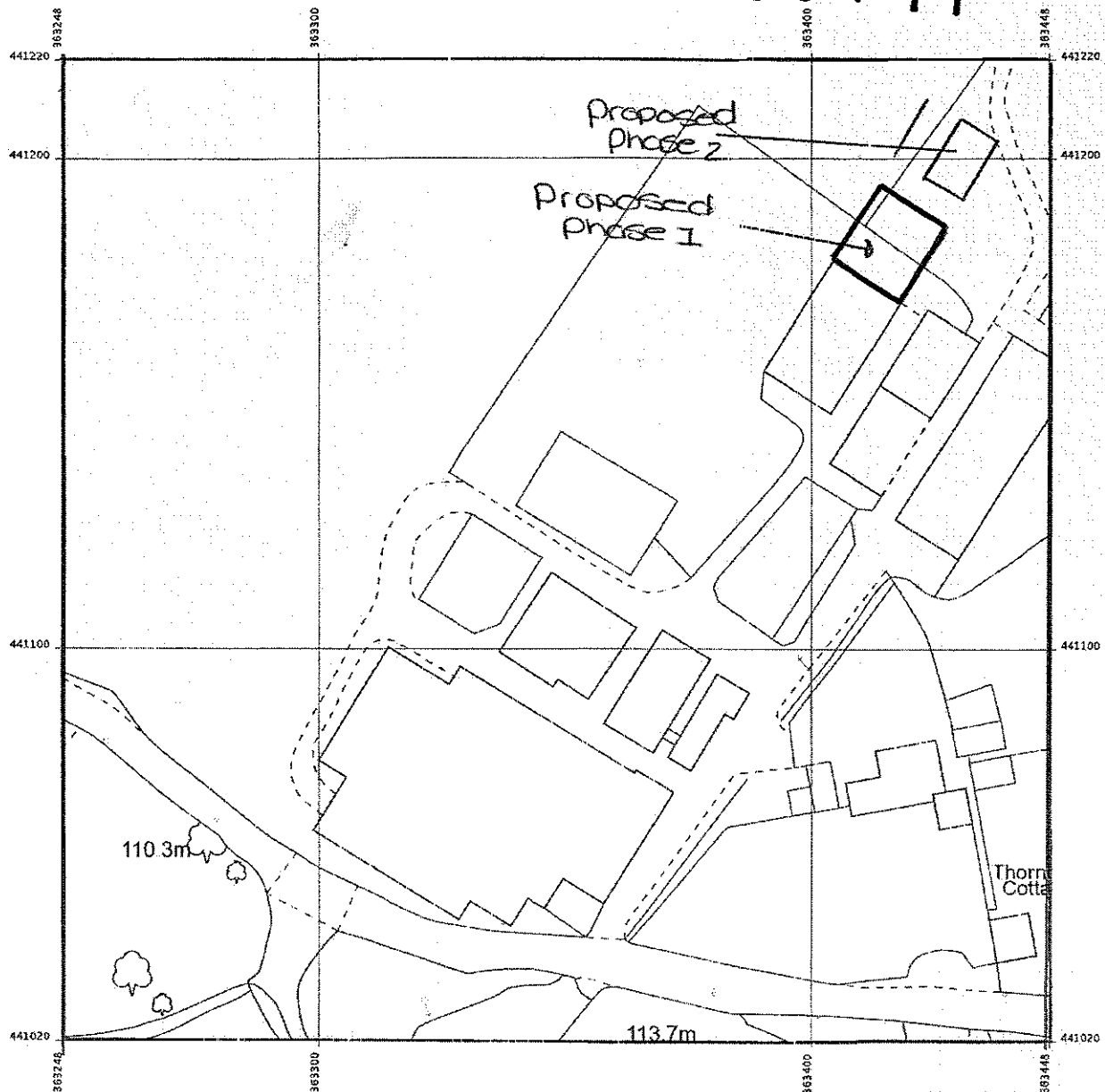
Date

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20 0 20 40 60 80 100

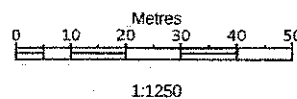
Metres



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THORNLEY HALL
PRESTON
PR3 2TN

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DESIGN AND ACCESS STATEMENT

**IN SUPPORT OF A PLANNING APPLICATION FOR
PHASE 1 APPLICATION FOR THE EXTENSION TO AN AGRICULTURAL LIVESTOCK
BUILDING (DAIRY CATTLE)
PHASE 2 APPLICATION FOR A NEW MUCK STORE**

AT

THORNELEY HALL, THORNLEY WITH WHEATLEY, PRESTON PR3 2TN

Amount

This application is for the extension to an existing livestock building for the applicants dairy cattle and also for a covered muck store both of which are within the existing built environment of the farm. The applicant is a dairy and sheep farmer with 500 acres of land. The applicants land is all down to grass with 2 or 3 cuts of silage taken each year. The applicants milk 250 cows and have 200 youngstock with all heifers being kept for replacements. Bull calves are sold at approximately 3 – 4 weeks of age. In addition to the dairy herd the applicants lamb 200 breeding ewes from mid march onwards. The lambs are all sold as fat from the Autumn onwards in local auction marts.

Use

The extension to the livestock building is not needed due to an increase in cattle but to provide more space for the cows and room at the feed fence, this will ensure a higher welfare for the animals. The existing building was constructed several years ago (2002) and now needs the cubicles within it upgraded to take into account the increase in size of the applicants cows. The extra room at the feed fence will ensure that the applicants cows are able to eat more thus producing more milk.

The proposed muck store building will provide under cover storage for manure produced on the farm. The applicant is applying for this building along with a grant from Natural England under catchment sensitive farming. The manure on site is currently stored outside on the yard area for 3 – 4 months before being spread on the land. By providing a covered area for this manure it ensures that all the nitrates available are retained in the manure which in turn acts as good fertiliser for the pasture land. When undercover the manure is not subject to adverse weather conditions which reduce the nitrate content of the soil and can produce run off of dirty water into the ground water sources. The Ribble Valley has been targeted by Natural England as being a Catchment Sensitive Target area and they are working

alongside the environment agency to reduce pollution into the ground water and river sources, therefore for the applicant to comply with these regulations this building is essential.

Layout

The phase 1 building will be erected off the existing livestock building and the proposed phase 2 building will be located approximately 20ft away from this extension. The layout of both buildings can clearly be seen on the drawings accompanying the planning application. Both buildings have been designed to reflect the applicants needs.

Scale

The scale of both buildings are in keeping with existing built environment of the farm.

Landscaping

The applicants intend to remove a wall to allow for the extension to the livestock building. This is a dry stone wall and will only be removed where needed, the surplus stone will be used elsewhere on the site to mend existing walls. The removal of this wall will not cause any detrimental impact on the surrounding area.

Appearance

The appearance of the building has been designed to reflect a modern agricultural building of this type whilst taking the surrounding buildings into account. The choice of materials will ensure that the roof and side cladding will ensure the building blends into its surroundings whilst being designed for purpose.

Access

Access to the site will remain as existing and there is adequate room for the turning and manovering of vehicles and room for emergency vehicles if they were ever required on site