



RIBBLE VALLEY
BOROUGH COUNCIL

06 OCT 2011

For office use only

Application No.

Date received

Fee paid £

Receipt No:

320110813P

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:	Malcolm	Surname:	Hayhurst
Company name:					
Street address:	Wheatley Farm		Country Code	National Number	Extension Number
	Four Acre Lane		Telephone number:		
			Mobile number:		
Town/City:	Thornley with Wheatley		Fax number:		
County:	Lancashire		Email address:		
Country:					
Postcode:	PR3 2TD				
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		Country Code	National Number	Extension Number
	Startifants Lane		Telephone number:	0199561878	
	Chipping		Mobile number:		
Town/City:	Preston		Fax number:		
County:					
Country:	United Kingdom		Email address:		
Postcode:	PR3 2NP		juliapye1@hotmail.com		

3. Description of the Proposal

Please describe the proposed development including any change of use:

Change of use of agricultural barn to residential unit and to include retention of existing detached garage to be used as domestic garaging.

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:	WHEATLEY FARM		
Street address:	FOUR ACRE LANE		
	THORNLEY		
Town/City:	PRESTON		
County:			
Postcode:	PR3 2TD		
Description of location or a grid reference (must be completed if postcode is not known):			
Easting:	361995		
Northing:	439860		

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:

Natural random stone

Description of *proposed* materials and finishes:

Natural random stone

Roof - description:

Description of *existing* materials and finishes:

natural slate

Description of *proposed* materials and finishes:

Natural slate

Windows - description:

Description of *existing* materials and finishes:

Soft wood single glazed units

Description of *proposed* materials and finishes:

Dark stained hard wood units and 2 conservation type velux windows.

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Description of existing materials and finishes

Description of proposed materials and finishes:

Dark stained hard wood units

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement?

☒ Yes ☐ No

If yes, please state references for the priority claim(s) (date and name of applicant):

Extending ground plans and elevations

proposed ground plan and situation:

Structural survey

What are the different types of

Design and access statement

Heritage statement

Please provide information on the existing and proposed number of on-site parking spaces:

Type of vehicle	Existing number of spaces JP	Total proposed (including spaces retained) JP	Difference in spaces
Cars	4	4	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			

Please state how foul sewage is to be disposed of:

Notes

100

Package treatment sizes

•

Ullrich et al.

1

Supply tank

Consent

⋮

Other

Are you proposing to connect to the existing drainage by 22m?

☐ Yes ☒ No ☐ Unknown

to 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.)

195 196 197 198

If Yes, you will need to submit an appropriate flood risk assessment to consider the risk to the proposed site

is your proposal within 10 metres of a watercourse (e.g. river, stream or beck)?

✓ 100 66 100

Will the proposal increase the flood risk elsewhere?

Yes No

How do you know you're doing it?

Sustainable drainage system

☐ Sustainable drainage system ☐ Main sewer ☐ Gully/soakaway

Signature _____

Exochus ruficornis

11 OCT 2011

Doors - description:Description of *existing* materials and finishes:Description of *proposed* materials and finishes:

Dark stained hard wood units

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:

Existing ground plans and elevations
 proposed ground plans and elevations
 structural survey
 bat and owl survey
 design and access statement
 heritage 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

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 barn.

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

Market Housing - Proposed

	Number of bedrooms				
	1	2	3	4+	Unknown
Houses				1	
Flats/Maisonettes					
Live-Work units					
Cluster flats					
Sheltered housing					
Bedsit/Studios					
Unknown					

Proposed Market Housing Total

1

Market Housing - Existing

	Number of bedrooms				
	1	2	3	4+	Unknown
Houses					
Flats/Maisonettes					
Live-Work units					
Cluster flats					
Sheltered housing					
Bedsit/Studios					
Unknown					

Existing Market Housing Total

0

Overall Residential Unit Totals

Total proposed residential units	1
Total existing residential units	0

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

13. Biodiversity and Geological Conservation

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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

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Is the site currently vacant? ☐ Yes ☒ No

Does the proposal involve any of the following?

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	Number of bedrooms				
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Houses				1	
Flats/Maisonettes					
Live-Work units					
Cluster flats					
Sheltered housing					
Bedsit/Studios					
Unknown					

Proposed Market Housing Total

1

Market Housing - Existing

	Number of bedrooms				
	1	2	3	4+	Unknown
Houses					
Flats/Maisonettes					
Live-Work units					
Cluster flats					
Sheltered housing					
Bedsit/Studios					
Unknown					

Existing Market Housing Total

0

Overall Residential Unit Totals

Total proposed residential units	1
Total existing residential units	0

18. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

JP 34065 m² PP
☒ Yes ☒ No

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	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?

340.65

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:

05/10/2011



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			
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

Design and Access Statement

320110813P

In Support of a Planning Application for

**Change of use of agricultural Barn to form
1 residential dwelling, to include the
retention of the existing garage to provide
domestic garaging for the proposed barn**

**Mr Malcolm Hayhurst
Wheatley Farm
Four Acre Lane
Thornley with Wheatley
PR3 2TD**

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

Amount

This application is for a change of use of an agricultural barn, to form one residential unit.

Use

The barn has historically been used as an agricultural building, but has now become redundant in terms of modern farming practices and will not meet the criteria for farm assurance. This application is to change to the use of the building to ensure that it still remains part of the heritage of the countryside in the future and also ensure that it doesn't become dilapidated.

Layout

The barn is detached but is set within a cluster of existing buildings on site. The garage building is sited directly opposite the barn, and is currently being used by the applicant for storage. There is a modern portal frame agricultural building adjacent to the barn, this will be removed if the proposed planning application is successful, to ensure the barn has as adequate curtilage.

Scale

The scale of the development will not alter in terms of size, bulk or mass from the existing barn. However the occupancy will increase as the building is converted from an agricultural building into a residential dwelling. This will increase the efficiency of the site and turn a redundant building into one of value.

Landscaping

As mentioned above the existing modern portal frame building will be removed to allow, for domestic curtilage. This will be fenced using post and rail timber to ensure it retains an agricultural appearance. No landscaping to the front of the barn will take place and it will remain a mixture of cobbles and hardstanding. As the garden area will be to the eastern side of the building it will not cause any detrimental impact on the surrounding area, as it will not be visible to oncoming traffic.

Appearance

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The appearance of the barn will not be dissimilar from that of the existing barn. The roof will remain blue slate with the slates currently on the barn being reused where possible, if further slates are needed reclaimed natural slate will be sourced to ensure the new parts of the roof blend into the existing this will ensure that the barn remains in keeping with the surroundings and the Area of Outstanding Natural Beauty. The existing elevations will remain natural random sandstone. No new window openings are proposed in the elevations of the barn, however two conservation velux windows are proposed within the roof on the southern elevation. The window openings will remain the same size and shape as those existing which can clearly be seen on the attached drawings, however the softwood window openings will be replaced with dark stained hardwood windows and double glazed units, to provide adequate insulation and meet modern building regulations.

Access

Access to the barn will remain from the existing access. This access provides adequate site lines and is wide enough to accommodate vehicles. There is also adequate room within the application site for the turning and maneuvering of vehicles and room for emergency services if they were ever required on site.

earthworks environmental design

9 Poorsland Barn, Slaidburn, Clitheroe, Lancashire. BB7 3AE

01200 446859 M: 07709 225783 earthworksuk@yahoo.co.uk

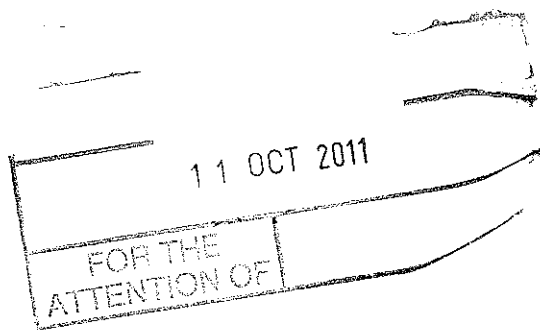
320110813P

Ms Julia Pye

Hill Crest Farm
Startifants Lane
Chipping
Preston
PR3 2NP

20 July 2011

Dear Julia



Ref: B985

Protected Species Survey: agricultural buildings at Wheatley Farm, Thornley, Chipping, Preston, PR3 2TD

Introduction

You have requested a protected species survey on behalf of your client Mr Malcolm Hayhurst, as a condition of a planning application to Ribble Valley Borough Council (RVBC) for conversion and building alterations of four agricultural buildings at Wheatley Farm; the existing buildings are shown in figures 1 to 10 of this report.

The Local Planning Authority must take account of the impact of a development on protected species in accordance with PPS9. YDNPA requires an appraisal of the likely impact of the proposed building demolition on protected species in addition to any mitigation measures that may be required.

A scoping survey and daylight inspection was undertaken on Tuesday 12 July between 09.30 and 11.30. The weather at the time of the inspection was warm, dry and bright (max temperature: 18°C; cloud cover: nil, wind: light easterly breeze) providing optimal conditions for a site assessment.

The inspection has found no evidence of bat activity at this property; consequently there is only a relatively low risk of disturbing roosting bats at this site. The likely impact of the development on local bat populations and roosting bats is also considered relatively low risk.

Your attention is drawn to the mitigation guidelines outlined at the end of this report. Mitigation is the action that is required to remove or reduce the risk of disturbing, injuring or killing protected species (bats); appropriate mitigation measures must be in place before any building or demolition works are carried out.

Survey methodology

The aim of a bat inspection is to make an assessment of the potential value of the site for European Protected Species (EPS) and to establish whether bats have ever been active within any part of the property that will be affected by the building operations.

The survey methodology follows the recommended monitoring guidelines published by the Bat Conservation Trust (*BCT – Bat Surveys, Good Practice Guidelines, 2007*), Natural England (*Survey Objectives, Methods and Standards as outlined in the Bat Mitigation Guidelines, 2004*) and Survey and Monitoring Methods, (*Bat Worker's Manual, JNCC, 2004*).

Recommended survey methods (Natural England / Barn Owl Trust) were used to assess the use of the building by barn owls and other nesting birds; normal search procedures include inspecting a site for evidence such as droppings, pellets, discarded prey items, feathers and nest debris. Barn owl guidelines are those recommended by Natural England, *Barn Owls on Site – A guide for developers and planners, March 2002*.

Non-intrusive survey methods were used to assess the use of the property by bats. The search was made using a high-powered lamp (Clu-lite 1,000,000 candle power), close-focussing binoculars (Leica Trinovid), a digital camera (Kodak MD41) and 900mm endoscope (ProVision 300) to view all likely areas of the building for the presence of bats.

Indicative signs of bat activity may include bat droppings, urine marks, grease staining, scratches or burnishing around roost entrances and the feeding remains of insect prey such as discarded moth and butterfly wings, beetle elytra and other insect fragments found in perching, feeding or night roosting areas.

The scoping survey provides a 'daylight-only assessment' of the property.

Personnel

The survey was carried out by David Fisher (Earthworks Environmental Design) - an experienced ecological consultant with more than 25 years experience of bat ecology and field survey work and a Natural England licence holder since 1990; Licence No: 20103384, (Conservation, Science and Education).

Constraints

The inspection was carried out using 'non-intrusive' survey techniques to determine bat activity within the buildings. (reference: *Bat Surveys, BCT, 2007, p23*)

Ultrasonic bat detectors and / or remote recording systems have not been used at this site.

The survey methodology is designed to determine the likely presence of bats within the building and does not necessarily prove absence.

National Biodiversity Network (NBN Gateway) database records do not confirm presence or absence of a species or habitat.

Absence of records does not imply that a particular bat species is not present within the recording area.

Data search

A local data search was carried to identify any relevant records of bat activity within 1.5km of the site. The following bat species are known to be present within the wider district:

NBN 10km square SD 64:

- | | |
|--------------------------------|---|
| • Natterer's bat | (<i>Myotis nattereri</i>) |
| • Whiskered bat / Brandt's bat | (<i>M. mystacinus</i> / <i>M. brandtii</i>) |
| • Whiskered bat | (<i>M. mystacinus</i>) |
| • Daubenton's bat | (<i>M. daubentonii</i>) |
| • Brown long-eared bat | (<i>Plecotus auritus</i>) |
| • Common pipistrelle | (<i>Pipistrellus pipistrellus</i>) |
| • Soprano pipistrelle | (<i>P. pygmaeus</i>) |
| • Noctule bat | (<i>Nyctalus noctula</i>) |
| • Lesser horseshoe bat | (<i>Rhinolophus hipposideros</i>) |

*National Biodiversity Network (NBN) datasets, (terrestrial mammals) shown in blue

The following sources were consulted during the preparation of this report:

1. National Biodiversity Network (NBN) database, (terrestrial mammals - chiroptera)
2. Bat Conservation Trust (BCT)
3. East Lancashire Bat Group
4. North Lancashire Bat Group
5. EED dataset (Lancashire bat records 2000 - 2011)
6. Natureonthemap (Natural England)

Existing property (images)

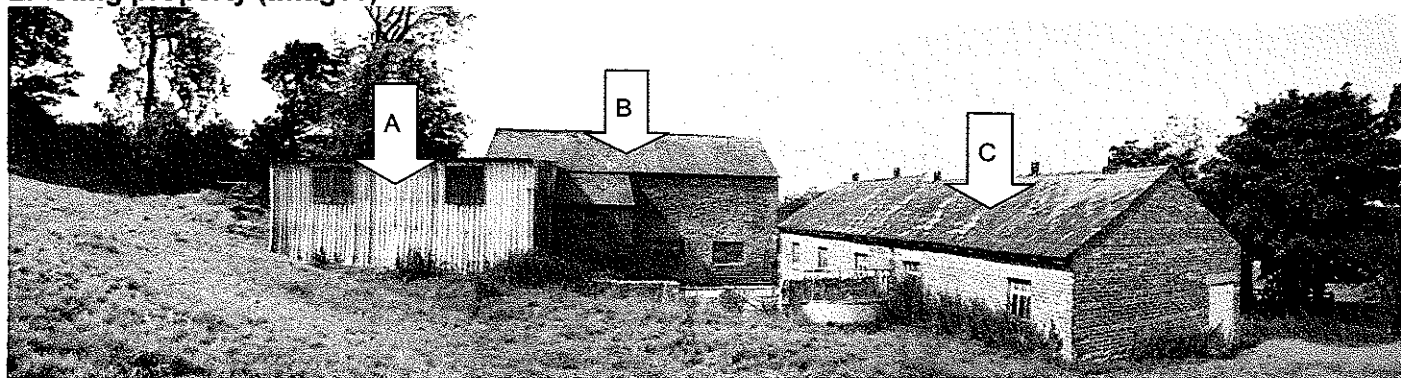


Figure 1: View of buildings at Wheatley Farm – buildings A, B and C



Figure 2: Brick shippon – building C



Figure 3: Building C

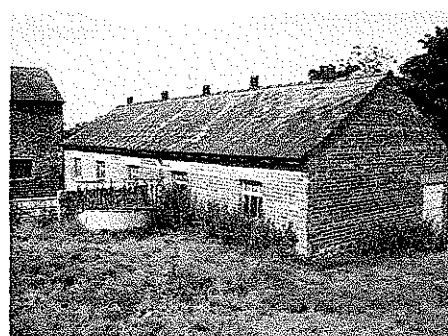


Figure 4: Building C

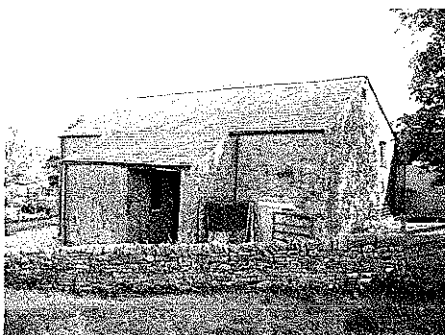


Figure 5: Stone barn - building B

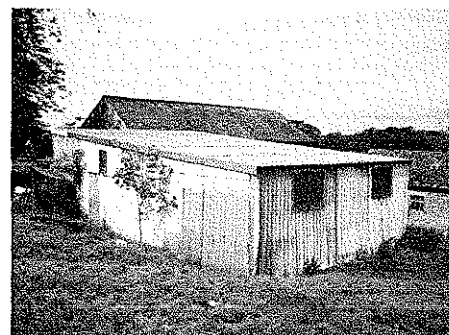


Figure 6: Building A - rear elevation

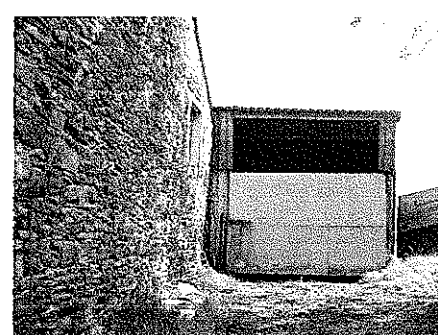


Figure 7: Building A - front elevation



Figure 8: Barn B - roof detail

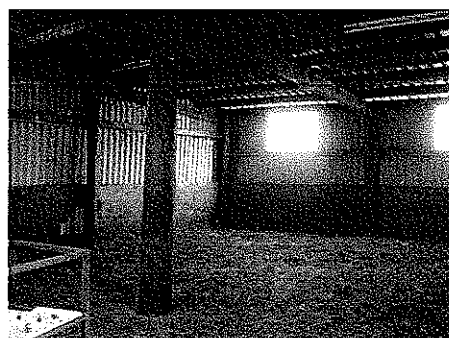


Figure 9: inside Barn A

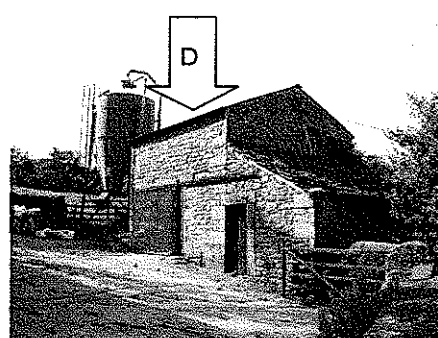


Figure 10: out-building - building D

The four separate buildings are shown in figures 1 to 10 as follows:

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Building A:

Shippon / barn (figure 1) with timber frame and box-section alloy upper walls and mono-pitch roof; the lower walls have a block work construction (figure 9) with open portal (figure 7); the building is currently in use as an animal shed and there is bedding throughout the building; the shed connects with main stone barn B.

Building B:

Stone Barn (figure 2) with rubble infill wall construction and pitched rafter-with-purlin slate roof. The roof is unlined and there are no enclosed voids or cavities (figure 8). There is a loft / mezzanine at the north end of the building with under croft below. The barn is located on gently rising ground with split level ground floor and steps to the lower level. The barn has a wagon door entrance and enclosed croft on the front elevation.

Building C:

Single storey brick shippon (figures 1 to 4), with a pitched slate roof and two additional side units. The roof is unlined and the building is largely unused except for light storage of materials within the smaller buildings; the cubicle shed is glazed with good natural light. The structure is cool, dry and well-ventilated.

Building D:

A small two storey out-building with pitched slate roof. The roof is lined with a bitumastic felt and the building is generally well-sealed and secure. The ground floor is used as a garage (area not inspected); the upper floor has a timber loft and is used for storage only. There is a small single storey lean-to shed with mono-pitch slate roof, the lean-to is cool and damp used only as a wood store.

Proposed development

It is understood the proposed development includes conversion of buildings A and C into two / three residential properties requiring removal of the barn shown as building A in addition to conversion of building D into a garage.

Location of the property

Name of site: Wheatley Farm. NGR: (SD 620399). elevation: approximately 100m.

The property is located approximately 3km south-east of Chipping village on the north-facing side of Longridge Fell. The farm is a collection of agricultural buildings with farmhouse and the site is wholly rural surrounded by open countryside.

The site is not adjacent to broadleaved woodland or plantation edge; the nearest significant woodland is mixed plantation 0.5km south of the property and there is also extensive conifer woodland at Longridge Fell 1km east of the property. (Phase I habitat category: A1.2.2 Coniferous woodland – plantation).

The buildings are not adjacent to a water channel or area of standing open water. The nearest significant water course is the River Loud approximately 0.5km north of the farm property.

Although Wheatley Farm is within the AONB boundary, there are no specific nature conservation designations immediately adjacent to the property – ie. Sites of Special Scientific Interest (SSSI), Biological Heritage Sites (BHS), National Nature Reserves (NNR's), Local Nature reserves (LNR's) or Regionally Important Geological and Geo-morphological Sites (RIGS).

There is no evidence of bat roosting activity within any of the buildings. All areas of the property were carefully inspected for signs of bat roosting and flight activity, none were found.

There is no evidence of barn owl roosting, perching or feeding activity within these buildings.

Evaluation of results

There is no evidence of roosting, feeding or breeding activity by bats.

There is no evidence of roosting or breeding activity by barn owls or other protected species

- The potential of this building to support significant roosting, resting or perching bats is relatively low.
- The potential of the building to support a maternity roost, hibernation roost or transitory / mating roost is also relatively low, consequently the overall conservation significance of these structures is low²
- The site is not adjacent to high-value feeding and foraging habitat and there are no woodland areas or watercourses within 300m.
- The overall value of adjacent habitat features for feeding, foraging and commuting by bats is low to moderate³.
- There is low - moderate connectivity to foraging woodland and riparian habitat within the wider district.
- There are no records of roosting bats at this site or within neighbouring properties within 1km of the site.
- The scale of impact of the development at site level on local bat populations is likely to be low / negligible¹.

¹ The scale of main impacts at site level on bat populations – Table 6.1 p37 - (BMG, 2004)

² Guidelines for proportionate Mitigation, (Bat Mitigation Guidelines, 2004).

³ Guidance for assessing the value of habitat features – (BCT 2007, Bat Surveys, Good Practice Guidelines, p21)

* Flow chart depicting the process for deciding what level of survey is necessary, (BCT, Bat Surveys, 2007, p24)

Conclusion and recommendations

The proposed development requiring extensive conversion of the buildings is **unlikely to cause significant disturbance to bats** or result in the loss of a bat roost or cause injury or death of a European Protected Species – (Bats) or result in any significant impact on a local bat population.

The scale of impact of the development at site level on local bat populations is likely to be negligible or low.

Further survey effort at this site is not recommended; demolition of the buildings should proceed with reasonable caution and vigilance for the unexpected presence of solitary roosting or torpid bats.

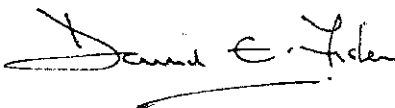
In the unlikely event of bats being exposed or vulnerable to harm during the proposed works you should follow the mitigation procedures outlined in this report and seek further advice immediately.

Mitigation refers to the practices adopted to reduce or remove the risk of disturbance, injury or death of a protected species or damage to a roost. The Bat Mitigation Guidelines define mitigation as "...measures to protect the bat population from damaging activities and reduce or remove the impact of development".

ACTION:	METHOD:
1 Timing constraints	Not required.
2 Demolition of buildings	Bats are highly mobile and secretive animals; be aware that solitary bats are 'occasionally' found roosting beneath roofing materials or within wall cavities and external cladding at any time of year, although most commonly between April / May and October / November.
3 Accidental exposure of bats	In the unlikely event of bats being exposed or vulnerable to harm, all work in that area must stop immediately. Cover the exposed bats to reduce further risk of harm and seek further advice by calling the Bat Conservation Trust (BCT) helpline on 0845 1300 228. Stop work immediately if bats are exposed or likely to be disturbed. All contractors should be aware of their responsibilities to protected species. If accumulations of droppings are found during the removal of the roofing materials or rubble infill walling, stop work and seek advice before continuing work in this area.
4 Avoid handling bats	Contractors should avoid handling bats but where there is no alternative, use gloves or a small container to move them to a dark and quiet area, preferably without causing them to fly in daylight.
5 Legal protection	Site contractors and project managers should be fully aware of the legal protection afforded all species of bat in the UK and procedures should be in place to mitigate for the potential impact on bats - see notes on 'Bats and the Law' in this report.
6 Further advice	If you require further advice on bats during the proposed building operations or if you find an injured or resting bat, call BCT immediately; they will normally contact a qualified bat worker in the local area who will visit the site and provide further advice free of charge.
7 Post-development monitoring	No required.
8 Additional survey effort	Not required

Please note: I do not provide a copy of this report to the local planning authority, therefore it is your responsibility to forward the report to RVBC.

Yours sincerely



David Fisher

All bat species in the UK receive full protection under the Wildlife and Countryside Act 1981 (amended by the Environment Protection Act 1990). The Countryside and Rights of Way Act 2000 amends the Wildlife and Countryside Act to also make it an offence to intentionally or recklessly damage, destroy or obstruct a place that bats use for shelter or protection. All species of bats are listed on Schedule 5 of the 1981 Act, which makes it an offence to:

- *intentionally kill, injure or take any wild bat*
- *intentionally or recklessly damage, destroy or obstruct access to any place that a wild bat uses for shelter or protection. This is taken to mean all bat roosts whether bats are present or not.*
- *intentionally or recklessly disturb any wild bat while it is occupying a structure or place which it uses for shelter or protection.*

The protected status afforded to bats means planning authorities may require extra information (in the form of surveys, impact assessments and mitigation proposals) before determining planning applications for sites used by bats. Planning authorities may refuse planning permission solely on grounds of the predicted impact on protected species such as bats. Recent case law has underlined the importance of obtaining survey information prior to the determination of planning consent¹.

*"It is essential that the presence or otherwise of protected species, and the extent that they may be affected by a development proposal, is established before the planning permission is granted, otherwise all relevant material considerations may not have been addressed in making the decision"*²

All British bat species are included in Schedule 2 of the Conservation (Natural Habitats, &c.) (Amendment) Regulations 2007, (also known as Habitats Regulations) which defines 'European Protected Species' (EPS).

¹ Bat Mitigation Guidelines, AJ Mitchell Jones, Joint Nature Conservation Committee, (2004) ISBN 1 86107 558 8

² Planning Policy Statement (PPS9) (2005), Biodiversity and Geological Conservation ODPM.

Protected species (Bats) and the planning process¹

For development proposals requiring planning permission, the presence of bats, and therefore the need for a bat survey, is an important 'material planning consideration'. Adequate surveys are therefore required to establish the presence or absence of bats, to enable a prediction of the likely impact of the proposed development on them and their breeding sites or resting places and, if necessary, to design mitigation and compensation. Similarly, adequate survey information must accompany an application for a Habitats Regulations licence (also known as a Mitigation Licence) required to ensure that a proposed development is able to proceed lawfully.

The term 'development' [used in these guidelines] includes all activities requiring consent under relevant planning legislation and / or demolition operations requiring building control approval under the Building Act 1984.

Natural England (Formerly English Nature) states that development in relation to bats "covers a wide range of operations that have the potential to impact negatively on bats and bat populations. Typical examples would be the construction, modification, restoration or conversion of buildings and structures, as well as infrastructure, landfill or mineral extraction projects and demolition operations".

(Mitchell-Jones, 2004)

¹ 2.2.3 - Planning for development, p10, Bat Surveys, Good Practice Guidelines, BCT (2007).

Other references:

Bats, development and planning in England, (Specialist support series) - Bat Conservation Trust, 5th Floor, Quadrant house, 250 Kennington Lane, London, SE11 5RD, 0845 1300 228

Clarification of the legal duty of Local planning Authorities' to European Protected species: High Court Judgment June 2009: (Wooley v Cheshire east Borough Council) - Bat Conservation Trust.

Defra Circular 01/2005 (to accompany PPS 9) - Department for Environment, Food and Rural Affairs. www.defra.gov.uk

Natural England, 1 East Parade, Sheffield S1 2ET, Enquiry Service: 0845 600 3078 enquiries@naturalengland.org.uk

Natural England, Cheshire to Lancashire Team, Electra Way, Crewe, Cheshire, CW1 6GJ Tel: 01270 754227

11 OCT 2011

Klargester BioDisc® BA-BD from Kingspan Environmental

Specification

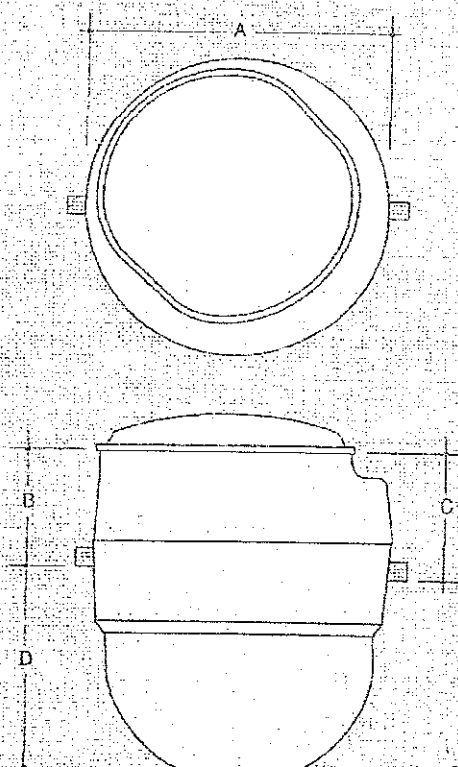
Unit Size	Single House		Multiple Houses		
	BA	BA-X	BB	EC	ED
Population Equivalent	1 house, up to 4 bedrooms	1 house up to 7 bedrooms	2 houses up to 3 bedrooms	3 houses up to 12 bedrooms	4-5 houses 15-16 bedrooms
Overall Diameter (A) mm	1995	1995	1995	2450	2450
Standard Drain Invert Inlet (B) mm	750*	750*	750	600†	600†
Standard Outlet (C) mm	835	835	835	685	685
Depth from Invert to Base (D) mm	1400	1400	1400	1820	1820
Pipework Diameter (mm)	110	110	110	110	110
Sludge Storage Period (approx)	12 months	9 months	6 months	7 months	6 months
Standard Power Supply	Single phase	Single phase	Single phase	Single phase	Single phase
Motor Rating	50W	50W	50W	75W	75W
Weight (tonnes) standard units	0.368	0.418	0.418	0.600	1.100

Applications which include waste disposal units will require special sizing. Please consult Kingspan Environmental.

* Optional invert depths of 450mm and 1250mm are available

† Optional invert depth of 1100mm is available

** Optional integral pump available in BA, BA-X and BB models



Sizing Your Treatment Plant

The above table is a general guide to selecting the correct Klargester BioDisc® for your property but, with many variables to consider, it is essential to obtain an accurate assessment.

We are pleased to offer professional advice by adhering to British Water's sizing criteria published in their guidance booklet 'Flows and Loads'. By following this best-practice, Kingspan Environmental will ensure you are installing the most suitable Klargester BioDisc® model to serve your needs.

Quick and Easy to Install

Supplied as a complete palletised unit with lifting and lowering fixings, the Klargester BioDisc® is ready for installation on a suitably prepared site. The unit should be stabilised in concrete and the back fill completed with concrete.

We can provide an installation service through our network of Certified Installers and full details are provided in our comprehensive installation instructions covering all site conditions. Additional technical information sheets are available on the Klargester BioDisc® process, siting, installation, effluent disposal and other specific topics. Please contact Kingspan Environmental for further information.

Hiab Off-loading

Kingspan Environmental can provide on-site mechanical off-loading, if required (subject to location, please enquire).

Nationwide Availability

Kingspan Environmental products can be sourced from your local builders merchant or through local pollution control specialists.

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STRUCTURAL REPORT
WHEATLEY FARM .
FOUR ACRE LANE
THORNLEY WITH WHEATLEY
PR3 2TD

11 OCT 2011
FOR THE
ATTENTION OF

LINGARD & ASSOCIATES LTD

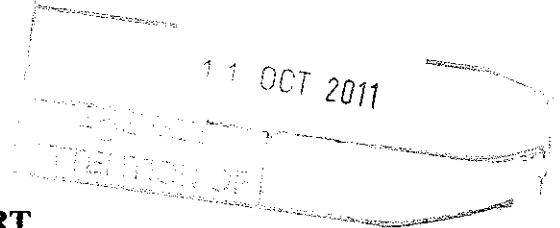
es Street Accrington Lancashire BB5 1NT • tel 01254 399711/399044 • fax 01254 399804 • e-mail dling@globalnet.co.uk

320110813P

Our Ref: DJL/DB/5875

Your Ref:

Date: 7th September, 2011



**STRUCTURAL REPORT
WHEATLEY FARM
FOUR ACRE LANE
THORNLEY WITH WHEATLEY
PR3 2TD**

TERMS OF REFERENCE

A structural inspection of the above property was carried out on 30th August, 2011, to examine and report on the structural integrity of two farm buildings with regard to their suitability of conversion to dwellings.

The survey comprised a visual inspection of the elements and fabric of the superstructure but did not include an inspection of areas covered, unexposed or inaccessible.

This report has been prepared for the Client and no responsibility is accepted to any third party for its contents.

This report has been prepared as part of a Planning Application Submission and is to be read in conjunction with Drawing No. JP/MH/164a and Photograph Nos. 1 – 17, attached to this report.

INTRODUCTION

The properties were built in the latter part of the nineteenth century and comprise detached barn and workshop buildings.

The detached barn structure is weathered by duo-pitched blue slate roof, supported by rafter and purlin construction on timber king post trusses. Masonry walls are faced in random stone.

The detached workshop building is weathered by duo-pitched blue slate roof supported by rafter and purlin construction, excepting the small lean to section against the north westerly gable which is grey slate on rafter and purlin construction. Masonry walls are constructed in random stone.

Wheatley Farm, Four Acre Lane, Thornley with Wheatley

OBSERVATIONS

Detached Barn Building

Plate 1 shows front view of barn. The north westerly facing gable shows the wall to be plumb with no signs of any recent or significant movement. The south westerly facing return wall was reasonably plumb with no signs of any recent significant movement. Plate 2 shows the rear part of the south westerly facing wall to display slight bulging with vertical cracking evident between the random stone masonry and quoins.

Plate 3 shows the right door projection of the rear part of the south westerly facing wall to be slightly displaced.

Plates 4 and 5 show fine cracking to the masonry at the rear corner at the junction of the south westerly facing wall and south easterly facing gable.

Plates 6 and 7 show the condition of the north easterly facing wall and lean-to, which were reasonably plumb with no signs of any recent significant movement.

Plate 8 shows the south easterly facing gable. Some impact damage was evident to the rear corner at the gate hinge position, otherwise the wall was reasonably plumb with no signs of any recent significant movement.

Plate 9 shows timber members over the main entrance on the south westerly facing walls which showed evidence of woodworm infestation.

Plate 10 shows condition of king post roof trusses and rafter and purlin construction, which appeared sound and free from rot or infestation.

Plate 11 shows cracking to the masonry joints on the internal corner of the south easterly facing gable near its junction with the south westerly facing side wall. The grey slate roof coverings displayed misalignment and were in poor condition.

Wheatley Farm, Four Acre Lane, Thornley with Wheatley

Observations Cont/d....

Detached Workshop Building

Plate 12 shows the front view of the workshop building. Walls were reasonably plumb with no signs of any recent significant movement.

Plate 13 shows the front and rear gable view of the workshop building. Walls were reasonably plumb with no signs of any recent significant movement.

Plate 14 shows front gable and south westerly facing side wall. Plates 15 and 16 show the side wall to display significant bulging and cracking to the central region

Plate 17 shows internal members of roof construction which appeared sound and free from rot or infestation.

CONCLUSIONS

Detached Barn Building

The building generally is in good structural order with walls showing no evidence of subsidence. Some settlement defects were evident to the rear part of the south westerly facing side wall near to the left of the large door opening and near the rear gable corner where bulging and fine cracking were evident. Some impact damage was also evident to the projecting masonry on the right of the large doorway to the south westerly facing side wall and at the rear corner of the same wall.

The timber beams over the main entrance to the barn in the south westerly facing side wall are infected with woodworm and require replacement.

The building is stable in its present state, despite the defects, however the works detailed in the recommendations should be implemented, in addition to other works of maintenance and repair.

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Wheatley Farm, Four Acre Lane, Thornley with Wheatley

Conclusions Cont/d....

Detached Workshop Building

The building generally is in reasonable structural condition, excepting the south easterly facing side wall which displays significant bulging and cracking. The roof of the lean-to section is in poor condition requiring overall.

The building is stable in its present state, despite the defects, however the works described in the recommendations should be implemented, in addition to other works of maintenance and repair.

RECOMMENDATIONS

Detached Barn Building

1. Rebuild or stitch masonry to rear corner at the junction of the south westerly facing side wall with the south easterly facing gable, including the repair of impact damage, as necessary.
2. Rebuild section of displaced projecting masonry to right of main doorway on the south westerly facing side wall.
3. Tie the bulged masonry to the left of the main doorway of the south westerly facing side wall to the quoins using proprietary ties.
4. Repoint all walls, as necessary.
5. Replace timber beams over main entrance to the south westerly facing side wall.

The proposals for conversion can be carried out satisfactorily, so as to ensure long term stability, provided the recommendations stated above are implemented.

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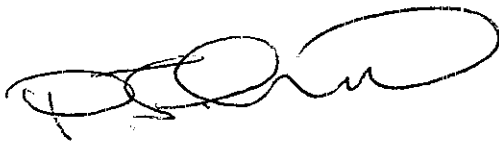
Wheatley Farm, Four Acre Lane, Thornley with Wheatley

Recommendations Cont/d....

Detached Workshop Building

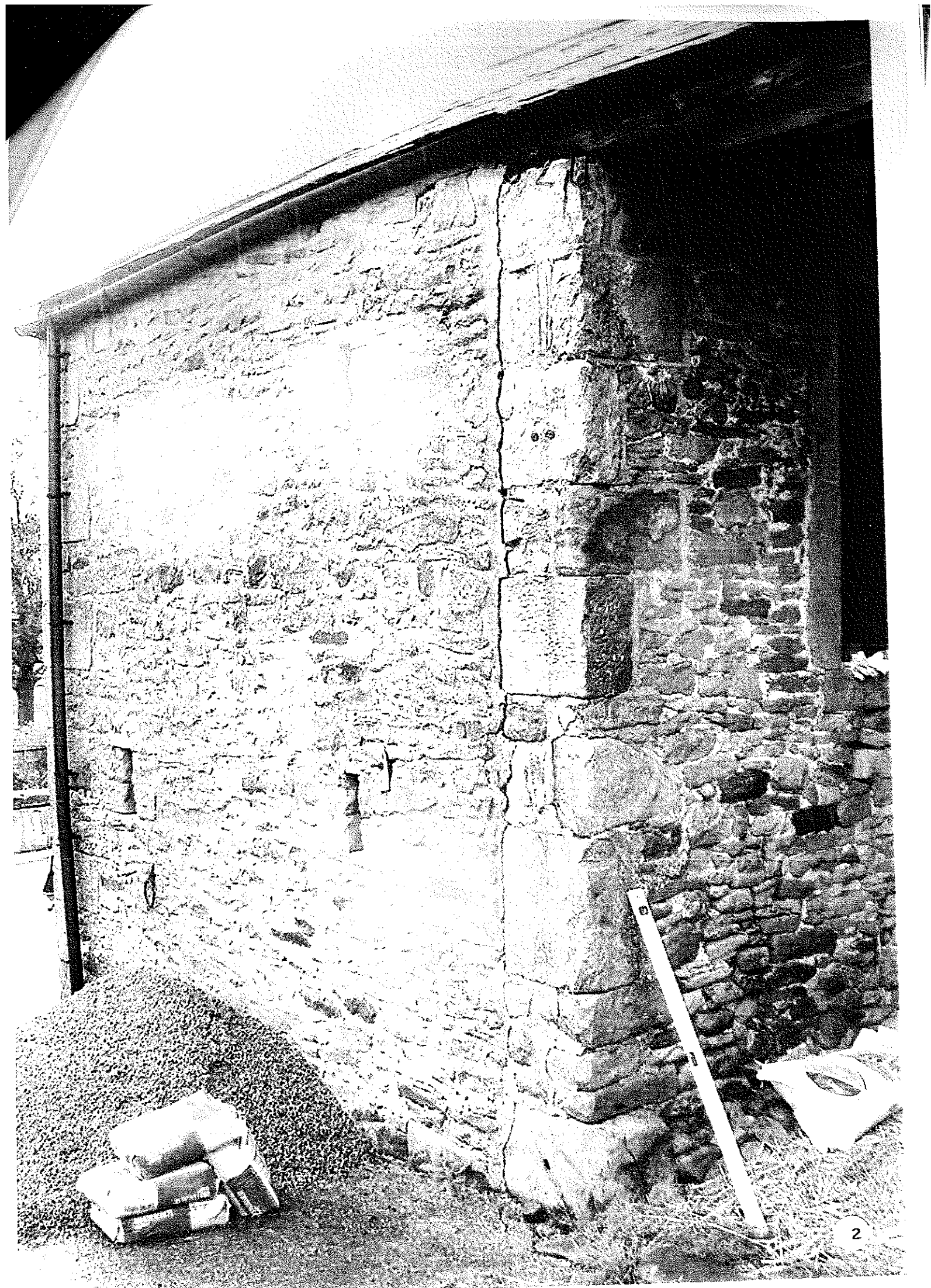
1. Rebuild south easterly facing side wall on new foundations, taken down to firm stratum in reclaimed materials.
2. Re-roof lean-to section, including the replacement of defective or undersized timbers.
3. Repoint all walls, as necessary.

The proposals for conversion can be carried out satisfactorily, so as to ensure long term stability, provided the recommendations stated above are implemented.



D. J. LINGARD.





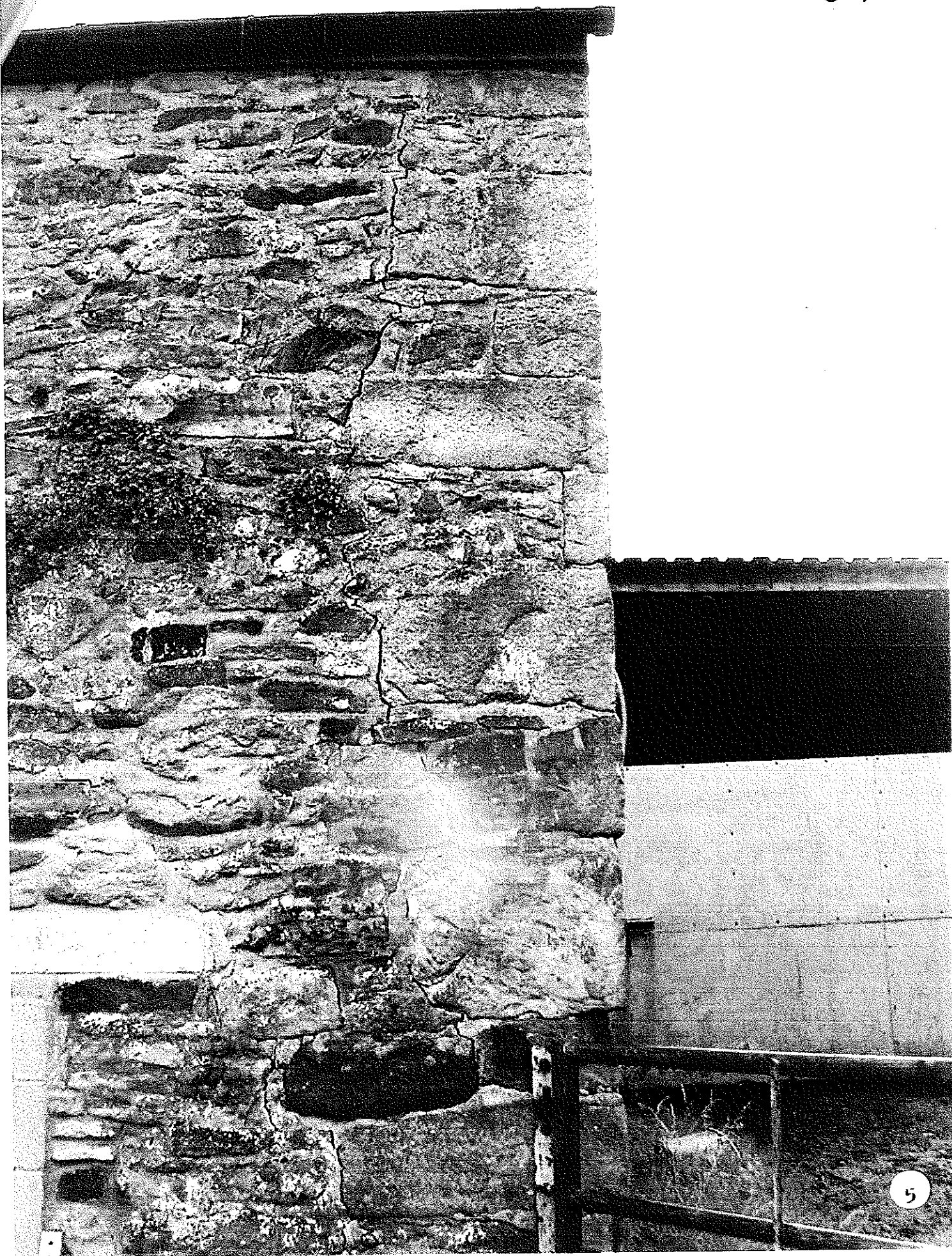
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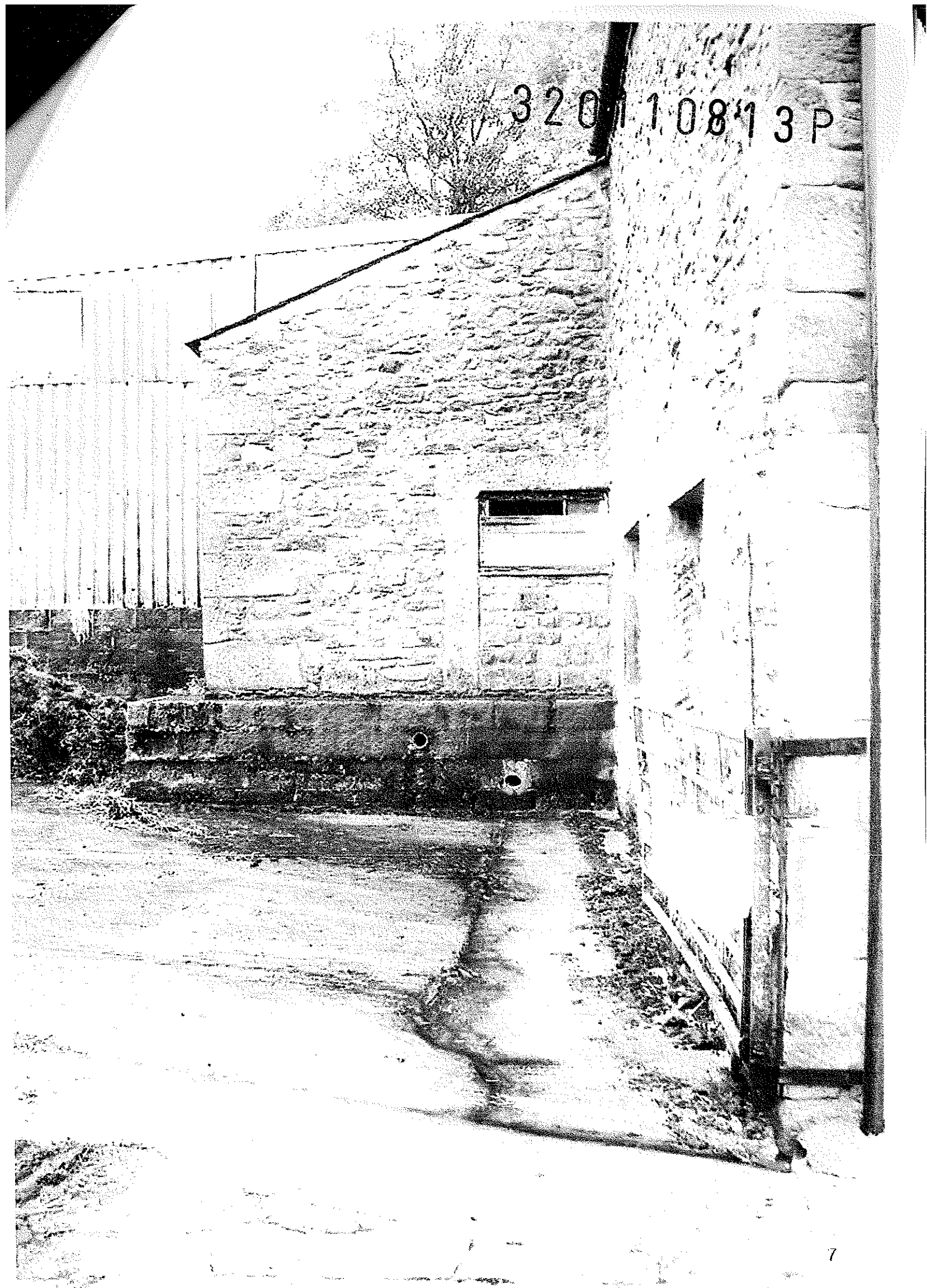
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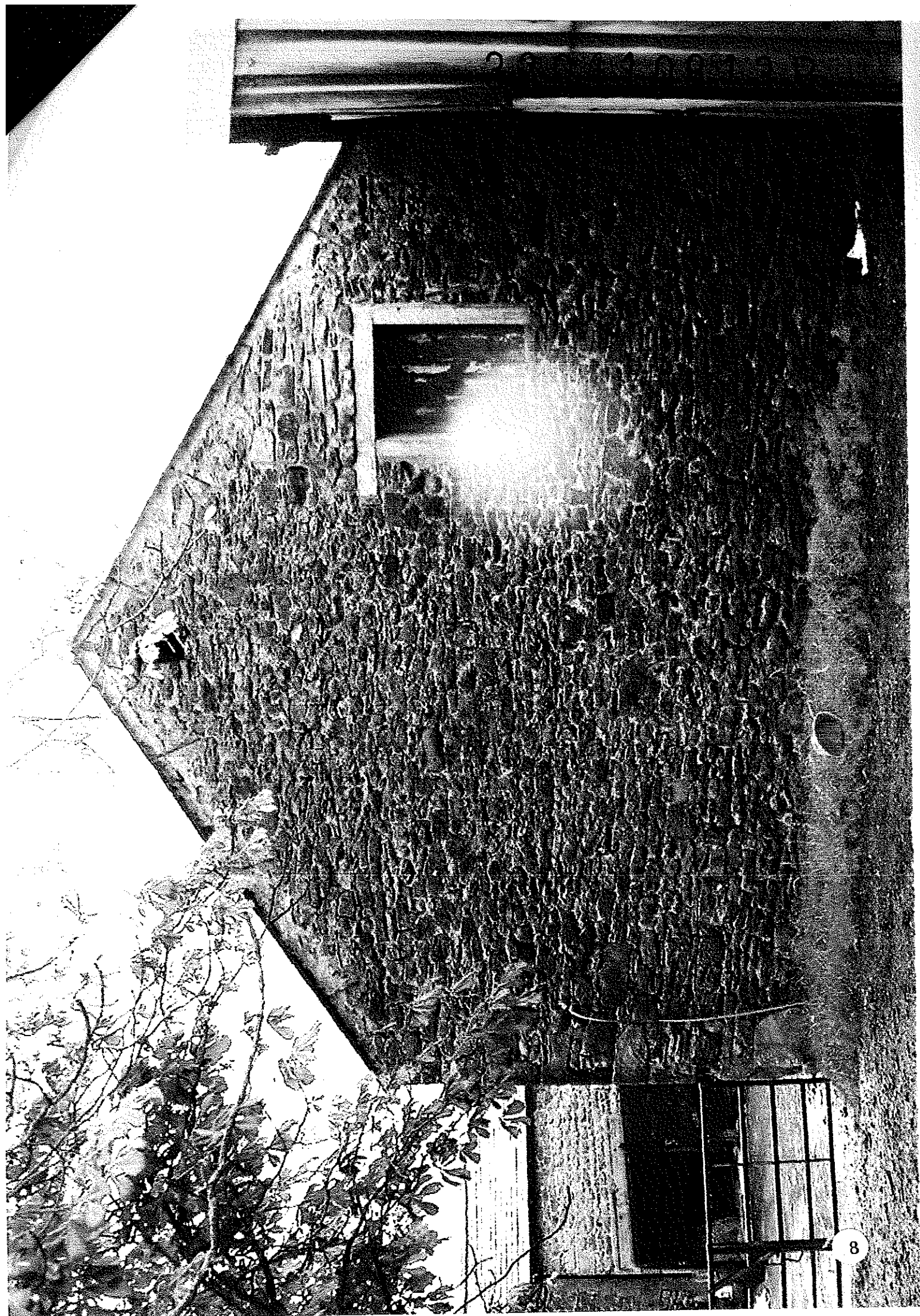


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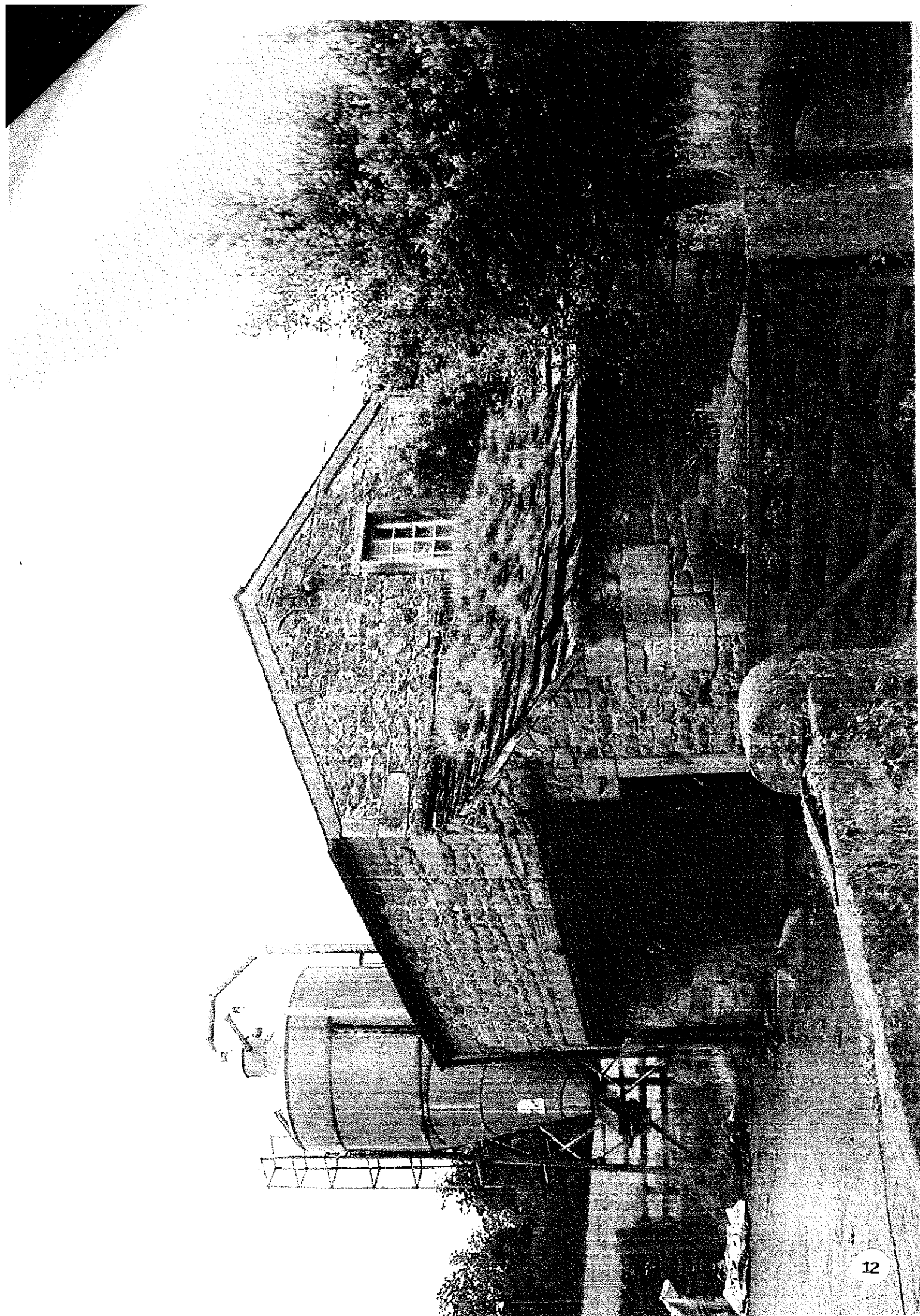


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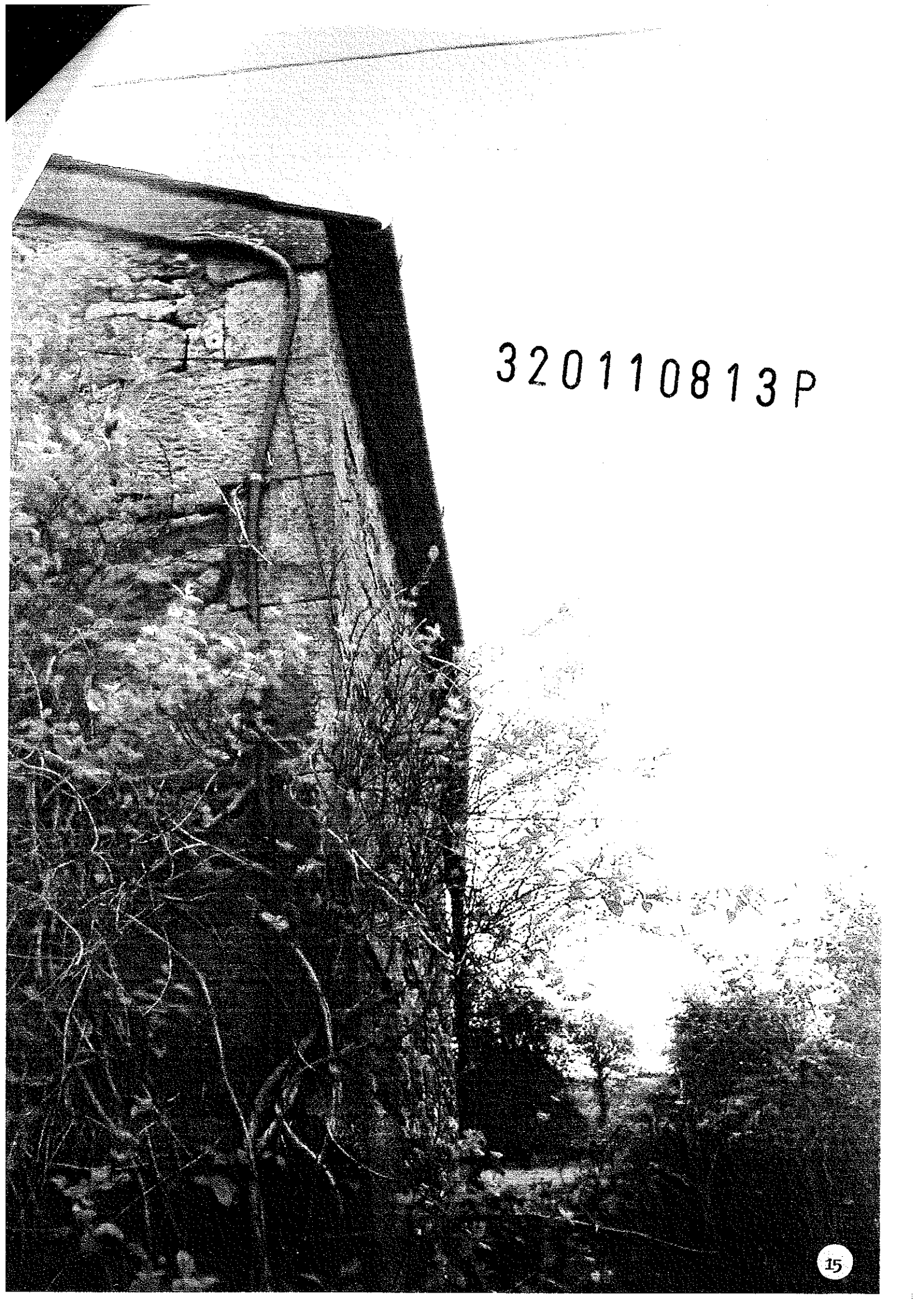


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HERITAGE STATEMENT

IN SUPPORT OF A PLANNING APPLICATION FOR
CHANGE OF USE OF BARN TO FORM RESIDENTIAL UNIT

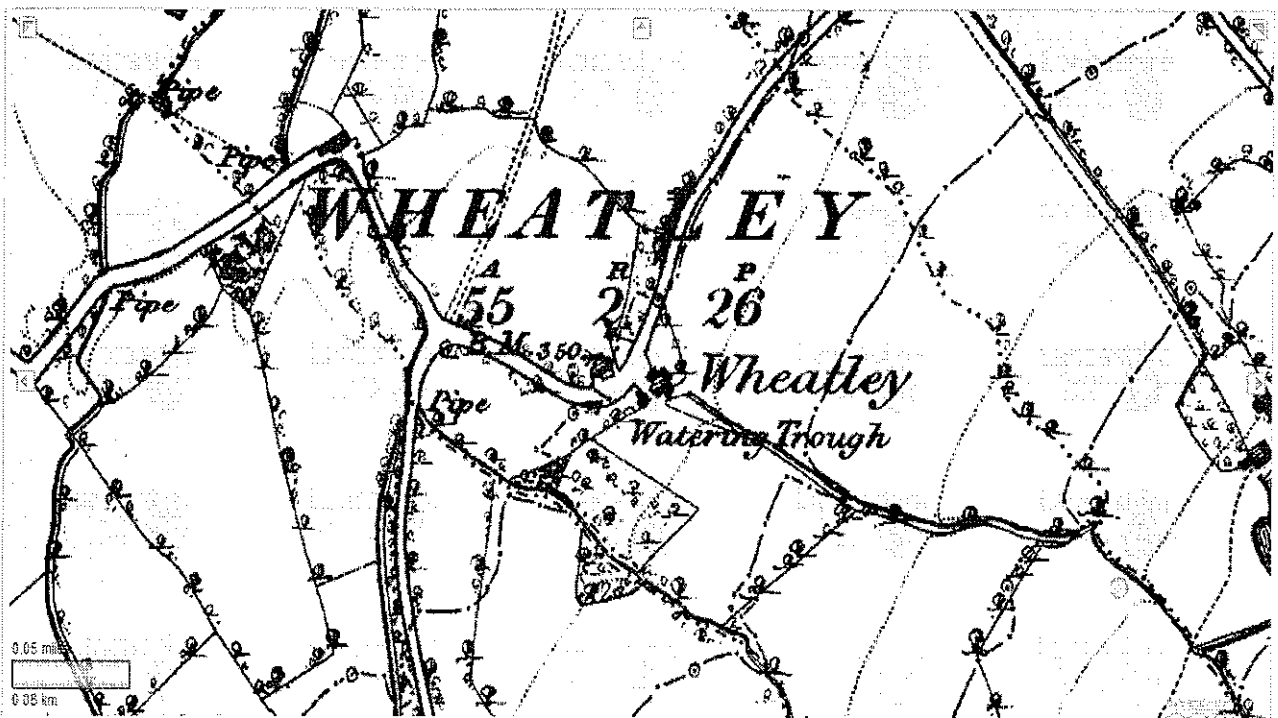
AT

Wheatley Farm, Four Acre Lane, Thornley with Wheatley, Preston

HISTORY

The barn was constructed in approximately the early 1700's along with the small barn opposite used currently for a garage. The brick built shippon is a much later addition to the cluster of buildings built in approximately the late 1940's to early 1950's. The barn is detached but is within a cluster of existing buildings surrounding it and in close proximity to the farm house across the road. The photographs within this report show the location of the building in relation to its surroundings.

The large barn and small barn are detailed on the First Edition OS Map 1:10,000 (1844-1850) which shows that these buildings have some value in terms of historic importance in the local area. The both barns can clearly be seen on the map below, it seems that the larger of the barns has been reduced in size to the rear over the years, but the barn and surrounding buildings along with the foot paths and infrastructure are more or less in the same position since 1844.



Taken from First Edition OS Map scale 1:10,000 1844 - 1850

The large barn has always been used for agricultural purposes and it is still utilised to a small degree by the applicant, with the smaller barn being used currently for storage as it has very little value for agricultural purposes.

The walls are constructed from natural sandstone approximately 450mm thick, and still benefits from a slate roof. A modern portal framed building has been built attached to the barn but this will be removed if this application is successful.

APPLICATION

This application seeks to convert the larger barn into one residential dwelling to protect the building in the future from becoming decrepit. The smaller barn will be retained as a garage, with some remedial works completed to its structure, to ensure that it meets modern building regulations, however its external appearance will not change from its existing form.

The design of the building has been considered alongside Policies H15 and H16 of the Ribble Valley Borough Council Local Plan and also guidelines from English Heritage on the conversion of rural buildings to ensure that once converted the barn will not cause any detrimental impact on the surrounding area, and ensure that the barn will retain its agricultural appearance and integrity, with as much of the historic features of the barn remaining as possible.

The window openings will be glazed in a simple manner as not to detract from the previous function of the building to ensure that the barn retains its original form. The cart door on the front of the barn will be glazed, to allow natural light, with a timber door and is filled with sandstone to create an interesting combination of solid and void. Conservation windows are proposed on the roof on the front of the barn to allow natural light into these bedrooms which will also act as escape windows in the event of a fire.

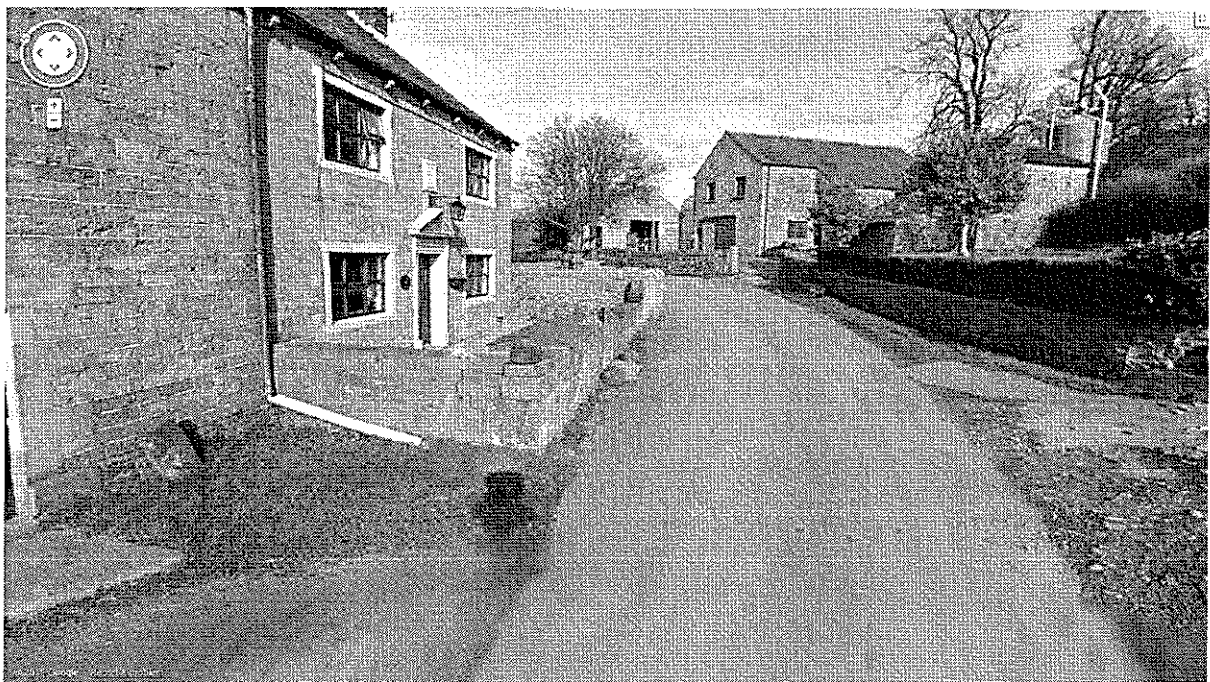
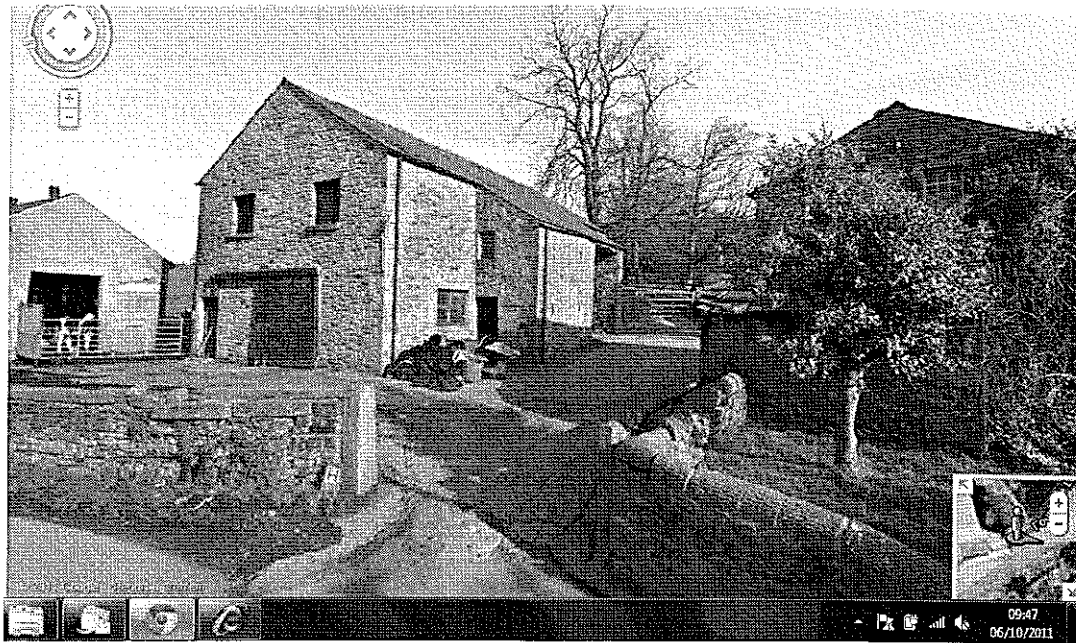
A Structural Report carried out by D J Lingard and Associates accompanies this planning application. It clearly states that no more than 30% of the barn would need to be rebuilt.

SITE AND SURROUNDINGS

Wheatley Barn is situated on Four Acre Lane, almost opposite Wheatley Farm. The modern agricultural buildings of this dairy farm are situated further away from the barns to the south of the application site. Wheatley barn sits within a cluster of existing buildings which include the smaller barn, a modern portal framed building and a modern brick built shippon.

The pictures below clearly show the application site and surrounding buildings.

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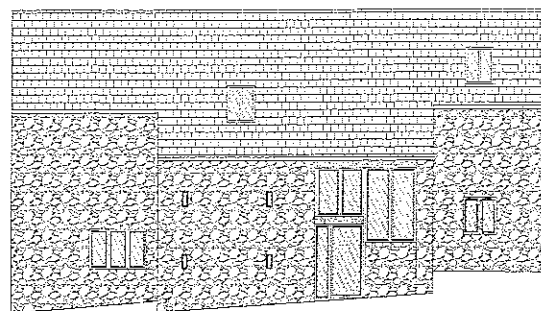




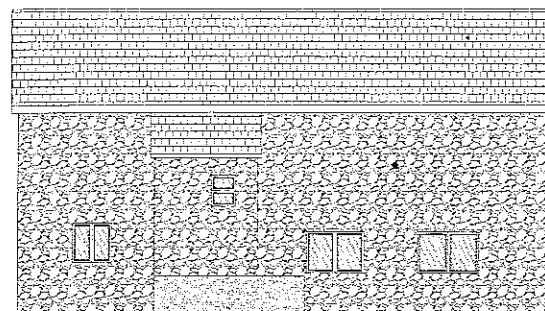
Picture taken from Google Earth

IMPACT ON THE BARN

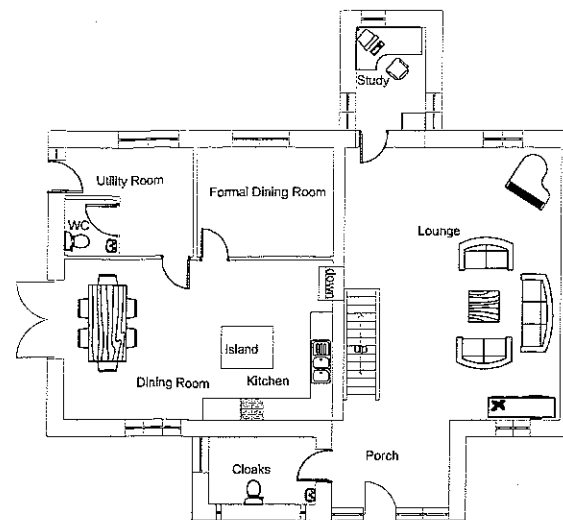
The design of the barn has been done to ensure the existing built structure has as minimal impact as possible. No new window openings are proposed and the size and shape of the existing windows will remain. There are no important historic features within the barn and the conversion will be done sympathetically to the existing structures to ensure that the external features remain.



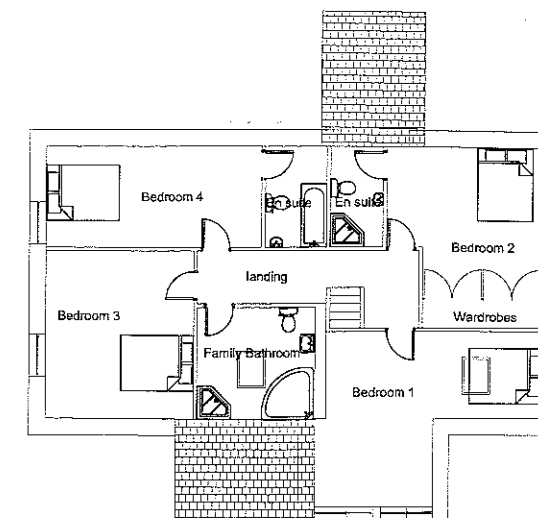
Proposed South Elevation



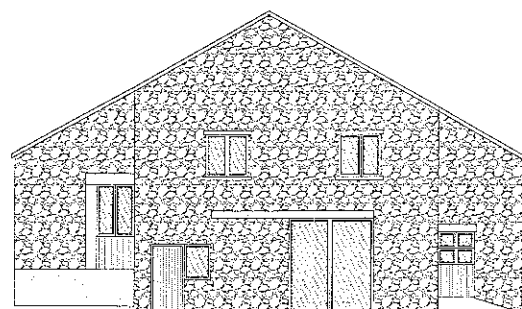
Proposed North Elevation



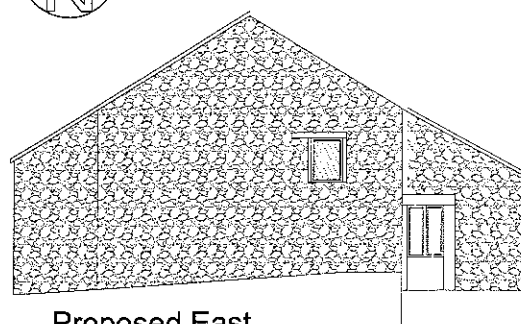
Proposed Ground Floor



Proposed First Floor



Proposed West Elevation

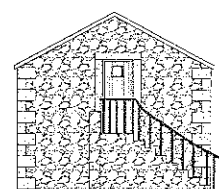


Proposed East Elevation

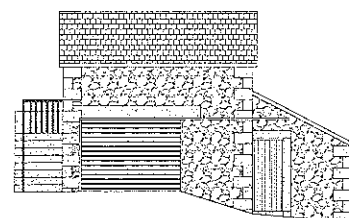
Proposed Garage

Materials :- Walls to remain, natural random stone, roof, slates to be reclaimed, windows and doors to be hardwood double glazed units

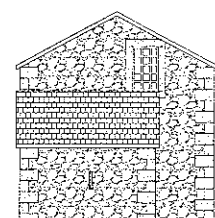
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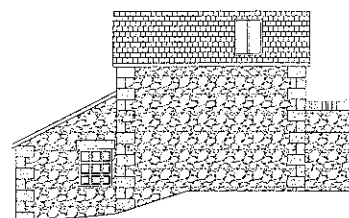
Proposed East Elevation



Proposed North Elevation

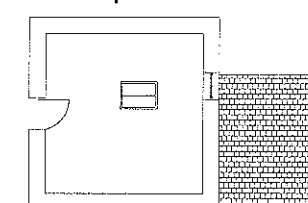
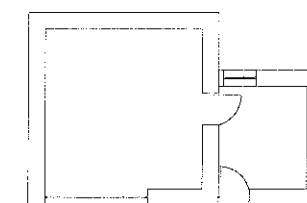


Proposed West Elevation



Proposed South Elevation

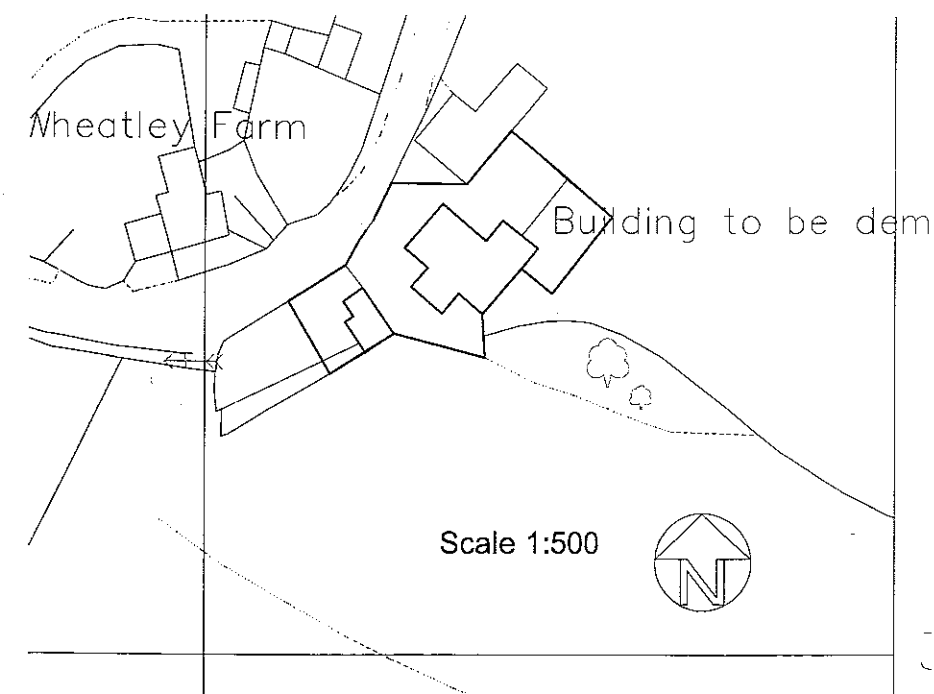
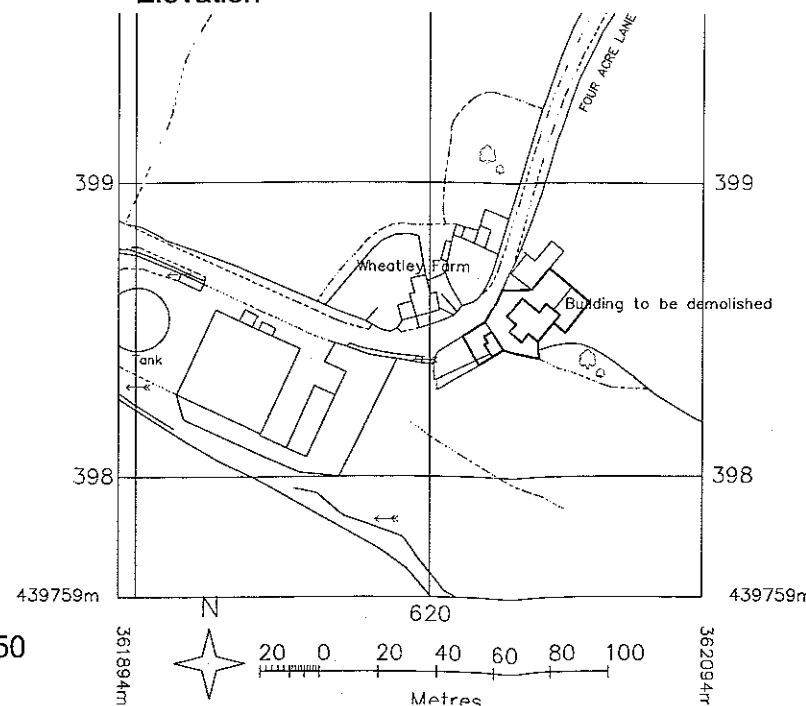
Proposed Ground Floor



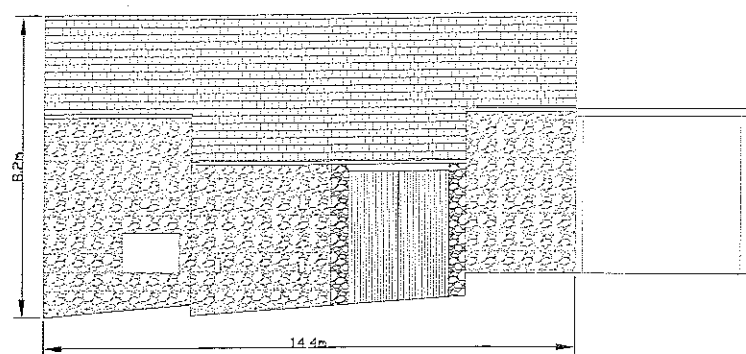
Proposed First Floor

Julia Pye			
Hill Crest Farm, Sturminster Lane, Chipping PR3 2NP Tel 01985 61878 / 0771 265 8436 email: julia.pye@hotmail.com			
Client's Details Mr Malcolm Hayhurst			
Project Details Proposed Ground Plans and elevations for change of use of agricultural barn to residential dwelling to include retention of detached garage to provide domestic garaging and storage area			
Project Address Wheatley Farm Four Acre Lane Thornley With Wheatley PR3 2TD			
Project No	Date	Scale	Drawn By
	Sept 2011	1:100	Julia Pye
DO NOT SCALE THIS DRAWING. CHECK ALL DIMENSIONS ON SITE			
THIS DRAWING IS PROVIDED BY CONTRACTOR IT MAY NOT BE REPRODUCED IN ANY FORM OR BY ANY MEANS FOR ANY PURPOSE WITHOUT OBTAINING PRIOR WRITTEN PERMISSION FROM JULIA PYE			

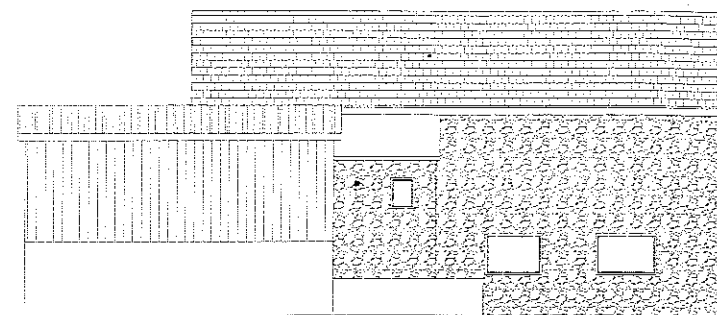
Scale 1:1250



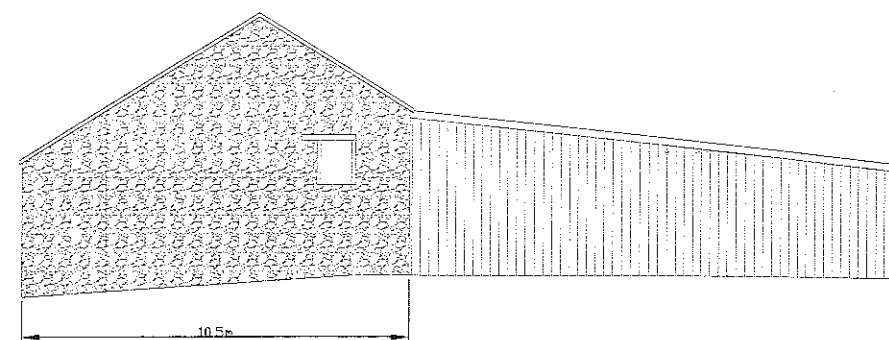
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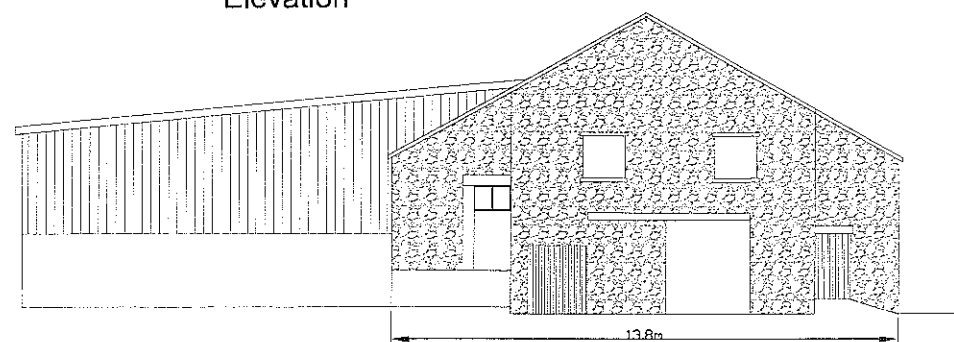
Existing South Elevation



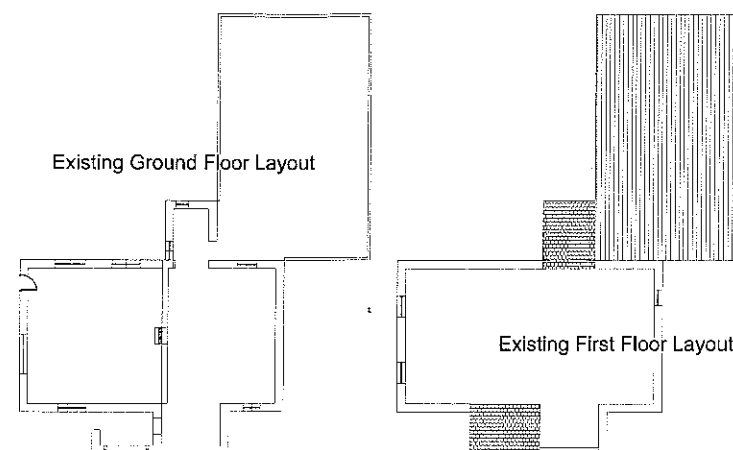
Existing North Elevation



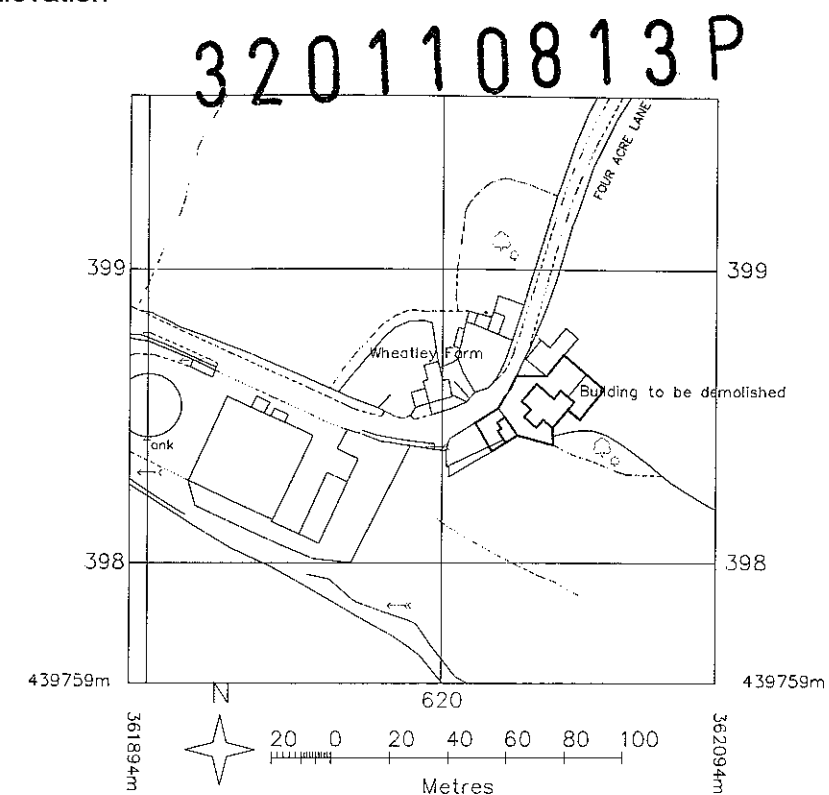
Existing East Elevation



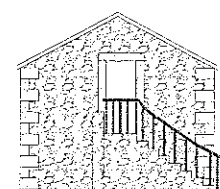
Existing West Elevation



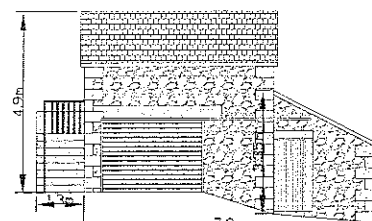
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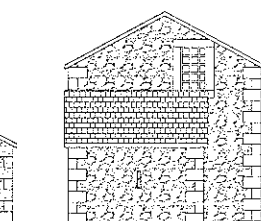
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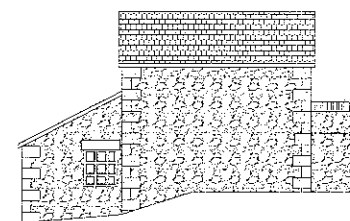
Existing East Elevation



Existing North Elevation



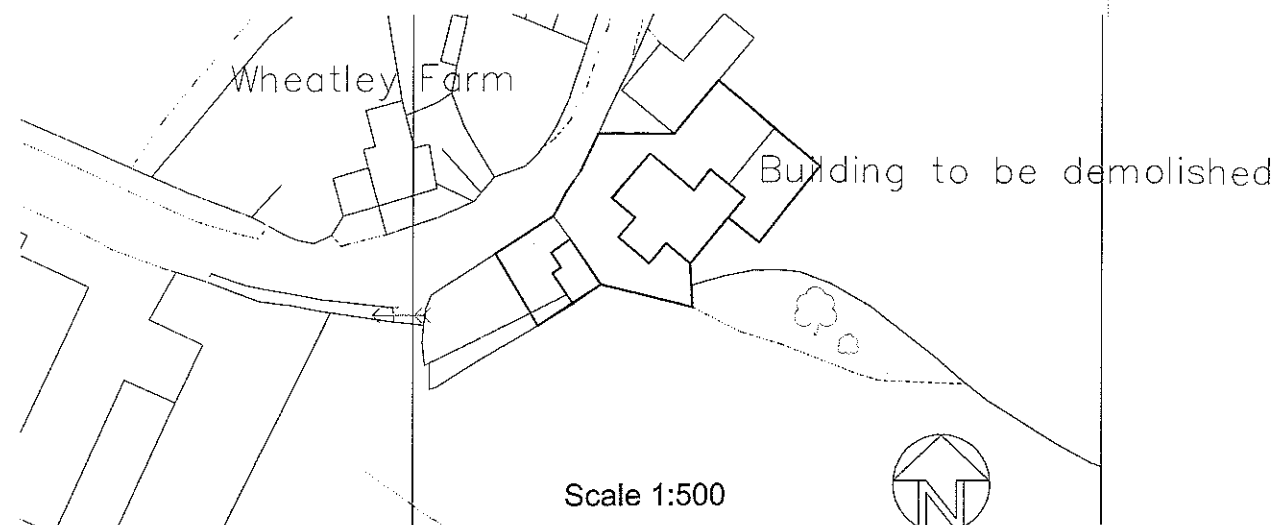
Existing West Elevation



Existing South Elevation



Existing Floor Plans



Scale 1:500

Julia Pye

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Clients Details

Mr M Hayhurst

Project Details

Existing Ground Plans and elevations for proposed barn conversion

Project Address

Wheatley Farm, Four Acre Lane, Thornley With Wheatley PR3 2TD

Project No.	Date	Scale	Drawn By
	Sept 2011	1:100	Julia Pye

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