



RIBBLE VALLEY
BOROUGH COUNCIL

DIRECTOR OF
COMMERCIAL SERVICES

23 JAN 2012

FAO

For office use only

Application No

Date received

Fee paid £

Receipt No:

320120037P

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 planning applications on council websites

Please note that with the exception of applicant contact details and Certificates of Ownership, the information provided on this application form and in supporting documents may be published on the council's website.

If you have provided any other information as part of your application which falls within the definition of personal data under the Data Protection Act which you do not wish to be published on the council's website, please contact the council's planning department.

Please complete using block capitals and black ink.

It is important that you read the accompanying guidance notes as incorrect completion will delay the processing of your application.

1. Applicant Name and Address

Title:		First name:	
Last name:	E. ROPER & SONS		
Company (optional):			
Unit:	House number:	House suffix:	
House name:	LYME HOUSE FARM		
Address 1:	THORNLEY WITH WHEATLEY		
Address 2:	NR LONGRIDGE		
Address 3:			
Town:	PRESTON		
County:	LANCASHIRE		
Country:			
Postcode:	PR3 2TE		

2. Agent Name and Address

Title:	MR	First name:	DAVID
Last name:	WRIGLEY		
Company (optional):			
Unit:	House number:	House suffix:	
House name:			
Address 1:	FAIRFIELD BUSINESS PARK		
Address 2:	LONGSIGHT ROAD		
Address 3:	CLAYTON LE DALE		
Town:	BLACKBURN		
County:	LANCASHIRE		
Country:			
Postcode:	BB2 7JA		

3. Description of the Proposal

Please describe the proposed development, including any change of use:

AGRICULTURAL LIVESTOCK BUILDING

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

☐ Yes

☒ No

If Yes, please state the date when building, work or use were started (DD/MM/YYYY):

(date must be pre-application submission)

Has the building, work or change of use been completed?

☐ Yes

☒ No

If Yes, please state the date when the building, work or change of use was completed: (DD/MM/YYYY):

(date must be pre-application submission)

4. Site Address Details

Please provide the full postal address of the application site.

Unit: House number: House suffix: House name: **LYME HOUSE FARM**Address 1: **THORNLEY WITH WHEATLEY**Address 2: **NR LONGRIDGE**Address 3: Town: **PRESTON**County: **LANCASHIRE**Postcode (optional): **PR3 2TE**Description of location or a grid reference.
(must be completed if postcode is not known):Easting: Northing:

Description:

5. Pre-application AdviceHas assistance or prior advice been sought from the local authority about this application? ☒ Yes ☐ No

If Yes, please complete the following information about the advice you were given. (This will help the authority to deal with this application more efficiently)

Please tick if the full contact details are not known, and then complete as much as possible: ☐

Officer name:

RACHEL HORTON

Reference:

Date (DD/MM/YYYY):
(must be pre-application submission)**16-12-11**

Details of pre-application advice received?

SUBMIT FULL APPLICATIONS.**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 ☒ NoIs a new or altered pedestrian access proposed to or from the public highway? ☐ Yes ☒ NoAre there any new public roads to be provided within the site? ☐ Yes ☒ NoAre there any new public rights of way to be provided within or adjacent to the site? ☐ Yes ☒ NoDo the proposals require any diversions /extinguishments and/or creation of rights of way? ☐ Yes ☒ No

If you answered Yes to any of the above questions, please show details on your plans/drawings and state the reference of the plan(s)/drawings(s):

7. Waste Storage and CollectionDo the plans incorporate areas to store and aid the collection of waste? ☐ Yes ☒ No

If Yes, please provide details:

Have arrangements been made for the separate storage and collection of recyclable waste? ☐ Yes ☒ No

If Yes, please provide details:

8. Neighbour and Community ConsultationHave you consulted your neighbours or the local community about the proposal? ☐ Yes ☒ No

If Yes, please provide details:

9. Council Employee / MemberIs the applicant or agent related to any member of staff or elected member of the council? ☐ Yes ☒ No

If Yes, please provide details:

10. Materials

If applicable, please state what materials are to be used externally. Include type, colour and name for each material:

	Existing (where applicable)	Proposed	Not applicable	Don't Know	Drawing references if applicable
Walls		CONCRETE PANELS SPACE BOARDING WITH TIMBER ABOVE	☐	☐	
Roof		FIBRE CEMENT WITH CLEAR PLASTIC ROOF LIGHTS	☐	☐	
Windows			☒	☐	
Doors		METAL SHEETED GATES	☐	☐	
Boundary treatments (e.g. fences, walls)		TIMBER POSTS AND SHEEP NETTING	☐	☐	
Vehicle access and hard-standing		5 M HARDSTANDING AND TO JOIN EXISTING ACCESS TRACK	☐	☐	
Lighting			☒	☐	
Others (please specify)			☒	☐	

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:

PLAN 3 FARM PLAN
PLAN 2 SITE PLAN
PLAN 1 ELEVATIONS PLAN 4 PLAN AND ROOF PLAN
DESIGN AND ACCESS STATEMENT

11. Vehicle Parking

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

n/a

Type of Vehicle	Total Existing	Total proposed (including spaces retained)	Difference in spaces
Cars			
Light goods vehicles/ public carrier vehicles			
Motorcycles			
Disability spaces			
Cycle spaces			
Other (e.g. Bus)			
Other (e.g. Bus)			

12. Foul Sewage

Please state how foul sewage is to be disposed of:

- ☐ Mains sewer ☒ Cess pit
☐ Septic tank ☐ Other
☐ Package treatment plant

Are you proposing to connect to the existing drainage system? ☐ Yes ☒ No

If Yes, please include the details of the existing system on the application drawings and state references for the plan(s)/drawing(s):

13. 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 a 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 ☒ Existing watercourse
☒ Soakaway ☐ Pond/lake
☐ Main sewer

14. Biodiversity and Geological Conservation

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

15. Existing Use

Please describe the current use of the site:

AGRICULTURAL

Is the site currently vacant?

☐ Yes ☒ No

If Yes, please describe the last use of the site:

When did this use end (if known)?

DD/MM/YYYY

(date where known may be approximate)

Does the proposal involve any of the following:

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

If you have answered Yes to any of the above, you will need to submit an appropriate contamination assessment

16. 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 will need to provide a full Tree Survey, with accompanying plan before your application can be determined. 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'.

17. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste? ☐ Yes ☒ No

If Yes, please describe the nature, volume and means of disposal of trade effluents or waste

18. Residential Units (Including Conversion)

Does your proposal include the gain, loss or change of use of residential units?

☐ Yes☒ No

If Yes, please complete details of the changes in the tables below:

Proposed Housing								Existing Housing							
Market Housing	Not known	Number of Bedrooms					Total	Market Housing	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown				1	2	3	4+	Unknown	
Houses	☐							Houses	☐						
Flats and maisonettes	☐							Flats and maisonettes	☐						
Live-work units	☐							Live-work units	☐						
Cluster flats	☐							Cluster flats	☐						
Sheltered housing	☐							Sheltered housing	☐						
Bedsit/studios	☐							Bedsit/studios	☐						
Unknown type	☐							Unknown type	☐						
Totals (a+b+c+d+e+f+g)=								Totals (a+b+c+d+e+f+g)=							
Social Rented								Social Rented							
	Not known	Number of Bedrooms					Total		Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown				1	2	3	4+	Unknown	
Houses	☐							Houses	☐						
Flats and maisonettes	☐							Flats and maisonettes	☐						
Live-work units	☐							Live-work units	☐						
Cluster flats	☐							Cluster flats	☐						
Sheltered housing	☐							Sheltered housing	☐						
Bedsit/studios	☐							Bedsit/studios	☐						
Unknown type	☐							Unknown type	☐						
Totals (a+b+c+d+e+f+g)=								Totals (a+b+c+d+e+f+g)=							
Intermediate								Intermediate							
	Not known	Number of Bedrooms					Total		Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown				1	2	3	4+	Unknown	
Houses	☐							Houses	☐						
Flats and maisonettes	☐							Flats and maisonettes	☐						
Live-work units	☐							Live-work units	☐						
Cluster flats	☐							Cluster flats	☐						
Sheltered housing	☐							Sheltered housing	☐						
Bedsit/studios	☐							Bedsit/studios	☐						
Unknown type	☐							Unknown type	☐						
Totals (a+b+c+d+e+f+g)=								Totals (a+b+c+d+e+f+g)=							
Key worker								Key worker							
	Not known	Number of Bedrooms					Total		Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown				1	2	3	4+	Unknown	
Houses	☐							Houses	☐						
Flats and maisonettes	☐							Flats and maisonettes	☐						
Live-work units	☐							Live-work units	☐						
Cluster flats	☐							Cluster flats	☐						
Sheltered housing	☐							Sheltered housing	☐						
Bedsit/studios	☐							Bedsit/studios	☐						
Unknown type	☐							Unknown type	☐						
Totals (a+b+c+d+e+f+g)=								Totals (a+b+c+d+e+f+g)=							
Total proposed residential units (A+B+C+D)=								Total existing residential units (E+F+G+H)=							

TOTAL NET GAIN or LOSS of RESIDENTIAL UNITS (Proposed Housing Grand Total - Existing Housing Grand Total):

19. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace? ☒ Yes ☐ No

If you have answered Yes to the question above please add details in the following table:

Use class/type of use	Not applicable	Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross internal floorspace proposed (including change of use) (square metres)	Net additional gross internal floorspace following development (square metres)
A1	☐				
Shops	☐				
Net tradeable area:	☐				
A2	☐				
Financial and professional services	☐				
A3	☐				
Restaurants and cafes	☐				
A4	☐				
Drinking establishments	☐				
A5	☐				
Hot food takeaways	☐				
B1 (a)	☐				
Office (other than A2)	☐				
B1 (b)	☐				
Research and development	☐				
B1 (c)	☐				
Light industrial	☐				
B2	☐				
General industrial	☐				
B8	☐				
Storage or distribution	☐				
C1	☐				
Hotels and halls of residence	☐				
C2	☐				
Residential institutions	☐				
D1	☐				
Non-residential institutions	☐				
D2	☐				
Assembly and leisure	☐				
OTHER	☐				
Please specify	☐				
AGRICULTURAL	☐			371 m ²	371 m ²
Total				371 m ²	371 m ²

In addition, for hotels, residential institutions and hostels, please additionally indicate the loss or gain of rooms

Use class	Type of use	Not applicable	Existing rooms to be lost by change of use or demolition	Total rooms proposed (including changes of use)	Net additional rooms
C1	Hotels	☐			
C2	Residential institutions	☐			
Other	Hostels	☐			

20. Employment

Please complete the following information regarding employees:

	Full-time	Part-time	Total full-time equivalent	Not known
Existing employees	2	1	2.5	
Proposed employees				

21. Hours of Opening

Please state the hours of opening for each non-residential use proposed:

n/a

Use	Monday to Friday	Saturday	Sunday and Bank Holidays	Not known

22. Site Area

Please state the site area in hectares (ha)

0.1 ha

25. Certificates

One Certificate A, B, C, or D, must be completed, together with the Agricultural Holdings Certificate with this application form

CERTIFICATE OF OWNERSHIP - CERTIFICATE A**Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7**

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

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

CERTIFICATE OF OWNERSHIP - CERTIFICATE B**Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7**

I certify/ The applicant certifies that I have/ the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, 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 this application relates

Name of Owner	Address	Date Notice Served

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

CERTIFICATE OF OWNERSHIP - CERTIFICATE C**Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7**

I certify/ The applicant certifies that:

§ Neither Certificate A or B can be issued for this application

§ All reasonable steps have been taken to find out the names and addresses of the other owners (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of the land or building, or of a part of it, but I have/ the applicant has been unable to do so

The steps taken were:

Name of Owner	Address	Date Notice Served

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):

On the following date (which must not be earlier than 21 days before the date of the application):

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

25. Certificates (continued)

CERTIFICATE OF OWNERSHIP - CERTIFICATE D

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

I certify/ The applicant certifies that:

- § Certificate A cannot be issued for this application
- § All reasonable steps have been taken to find out the names and addresses of everyone else who, on the day 21 days before the date of this application, was the owner (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land to which this application relates, but I have/ the applicant has been unable to do so

The steps taken were:

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):

On the following date (which must not be earlier than 21 days before the date of the application):

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

AGRICULTURAL HOLDINGS CERTIFICATE

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

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.

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

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:

Name of Tenant	Address	Date Notice Served
n/a		

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

D.J. Wrigley

20-12-11

26. Planning Application Requirements - Checklist

Please read the following checklist to make sure you have sent all the information in support of your proposal. Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the Local Planning Authority has been submitted.

- | | | | |
|--|--------------------------|---|--------------------------|
| 3 copies of a completed and dated application form: | ☐ | The correct fee: | ☐ |
| 3 copies of the plan which identifies the land to which the application relates drawn to an identified scale and showing the direction of North: | ☐ | 3 copies of a design and access statement: | ☐ |
| 3 copies of other plans and drawings or information necessary to describe the subject of the application: | ☐ | 3 copies of the completed, dated Article 7 Certificate (Agricultural Holdings): | ☐ |
| | | 3 copies of the completed, dated Ownership Certificate (A, B, C, or D - as applicable): | ☐ |

27. Declaration

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

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

D.J. Wrigley

9-1-12 (date cannot be pre-application)

28. Applicant Contact Details

Telephone numbers

Country code: National number: Extension number:

Country code: Mobile number (optional):

Country code: Fax number (optional):

Email address (optional):

29. Agent Contact Details

Telephone numbers

Country code: National number: Extension number:

Country code: Mobile number (optional):

Country code: Fax number (optional):

Email address (optional):

30. 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)

☒ Agent

☐ Applicant

☐ Other (if different from the agent/applicant's details)

If Other has been selected, please provide:

Contact name:

Telephone number:

Email address:

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Design and Access Statement

*For, Lyme House Farm, Thornley with Wheatley
Applicant E Roper and Sons*

To create new livestock housing for milk cows adjacent to the existing silage clamp and milking parlour.

The light and airy building will also provide good clean accommodation for the housing of the larger cows now comprising the dairy herd self-contained with feed barrier, water troughs and modern cubicle beds.

Design

The new building is to be of the same construction and materials as the existing buildings on the site. The orientation is parallel to the existing buildings.

The building will provide a modern system for part of the existing dairy herd under a portal framed building.

The materials to be used are a steel frame, fibre cement roof (with clear plastic rooflights), steel gates, feed barrier, reinforced concrete panelled walls above which with timber space boarding to the rear and gable ends.

Transport & Access

Access to the site is from the public highway uses the existing entrance and drive. The existing entrance is onto a straight section of road with good sightlines. This application does not seek to alter the existing entrance or usage of it.

Access around the Building

Access to and around the building is to be from the existing farm yard area to the south side. The livestock building for dairy cows will service the existing farm buildings.

Appearance

The materials are going to be similar to the completed modern buildings in the existing farmstead.

Appraising the Context

The building of the dairy cow housing will improve the welfare, management and feeding of the existing dairy cow herd.

Agricultural justification

Proposal to erect an Agricultural Livestock building for housing and feeding part of the existing dairy cow herd. This will be to the north west side of the existing livestock buildings and stoned access track. The existing cow cubicles are dated and unsuitable for some of the larger cows as modern breeding has led to an overall increase in animal size.

The current system of self-feed at the silage clamp face and use of ring feeders are both very much outdated as commenced in 1972. The current potential for feed contamination and cows bullying must be reduced. The separate and purpose built double pitched building will provide a clean dry and sufficiently well ventilated space away from other age-groups of cattle. This is recommended by the applicant's milk buyer, vet, farm consultant and identified in the farm's animal health plan strategy.

The roof will have a cantilever section over the feed troughs to prevent wastage of feed which would otherwise be exposed to the elements. The building will have clean bedded modern large size cubicles and constant access to feed.

The proposed building will house a batch of in-milk cows separately and the adjacent building can then be available for dry cows and in calf heifers separately. There is a need to house cows of different yield output and stages of lactation for a period of several months particularly during the winter in addition to the bulling and calving periods.

When the new building is completed a program of alteration and modernisation of the existing buildings will take place over a planned period to house some dry cows and heifers with a more suitable feed trough arrangement. The old indoor silage clamp will be continue to be used to a safe capacity and also with bought in feeds such as grains and straights stored clean and dry through the winter months. Outdoor feeding yards and feed storage areas will be phased out due to the rainwater factor in slurry and dirty water storage under the extended NVZ regulations. The original existing building will continue to be fully utilised but in a more efficient and welfare friendly manner.

The applicants have always had a policy of rearing all heifer replacements and calves on their own farm. The dairy cow building project will achieve a dramatic improvement to the existing adult animal health. It would not seem unreasonable to make a significant investment in new and refurbished cow housing for modernisation, health and welfare reasons after a thirty year period.

Current herd, replacements and beef

Milk cows including dry cows 200 cubicle housed
In calf heifers 50 cubicle housed
Bulling heifers 50
Calves mixed 30 (variable to time of year)

Land

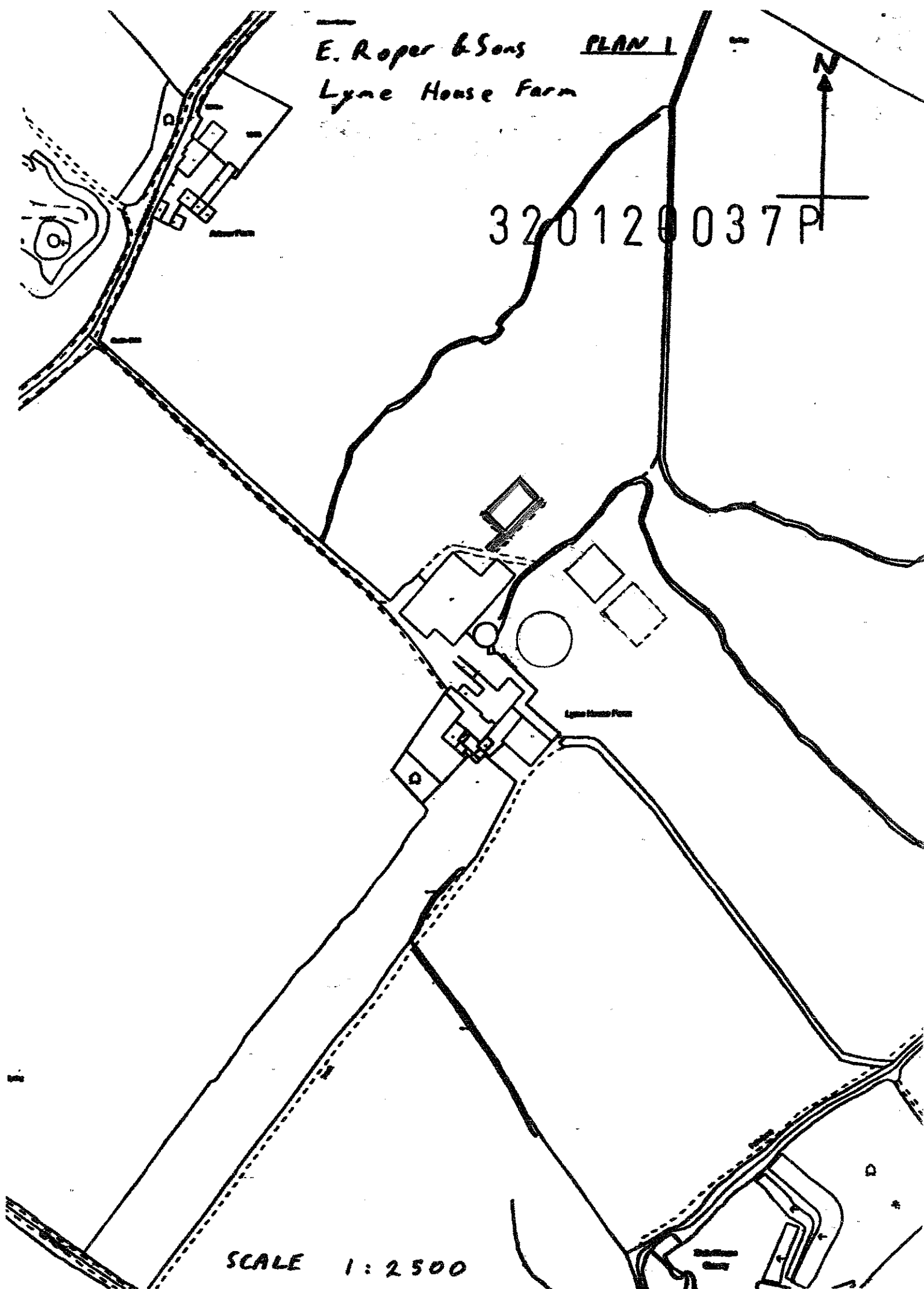
Owned 350 acres grass and short term leys
Rented grass and short term leys
0 acres long term agreement
0 acres short term grazing
Total grass 350 acres
Arable cropped/rented
0 acres maize
0 acres winter wheat
Total arable 0 acres
Total farmed 350 acres

E. Roper & Sons
Lyne House Farm

PLAN 1

N

320120037P



SCALE 1:2500

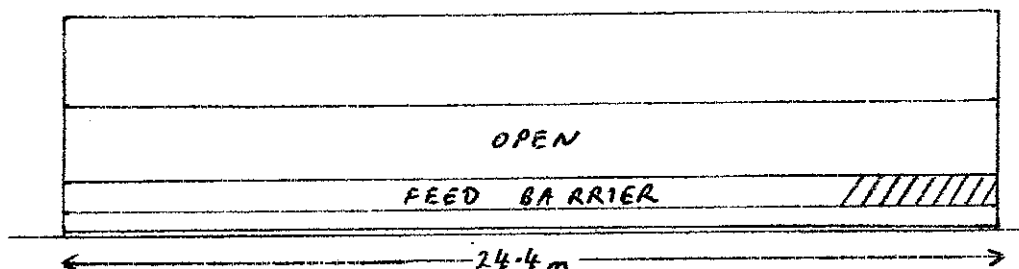
E. ROPER & SONS - ELEVATIONS PLAN 2

LYME HOUSE FARM

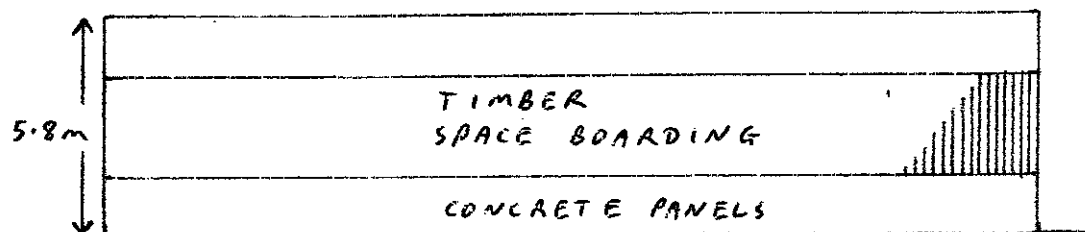
SCALE 1:200
0 10m

320120037P

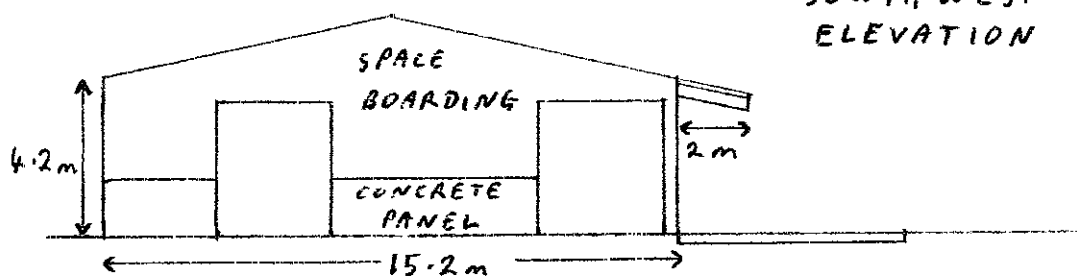
SOUTH EAST ELEVATION



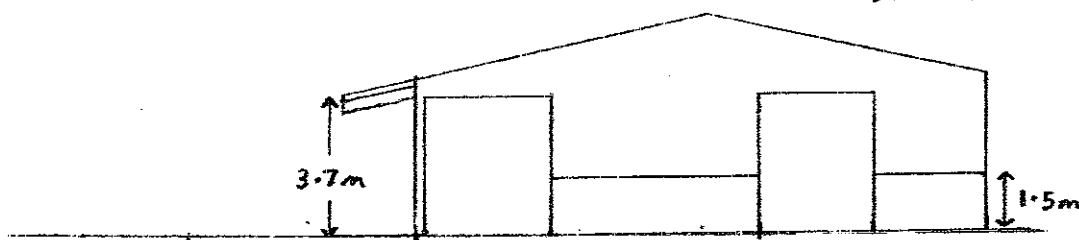
NORTH WEST ELEVATION

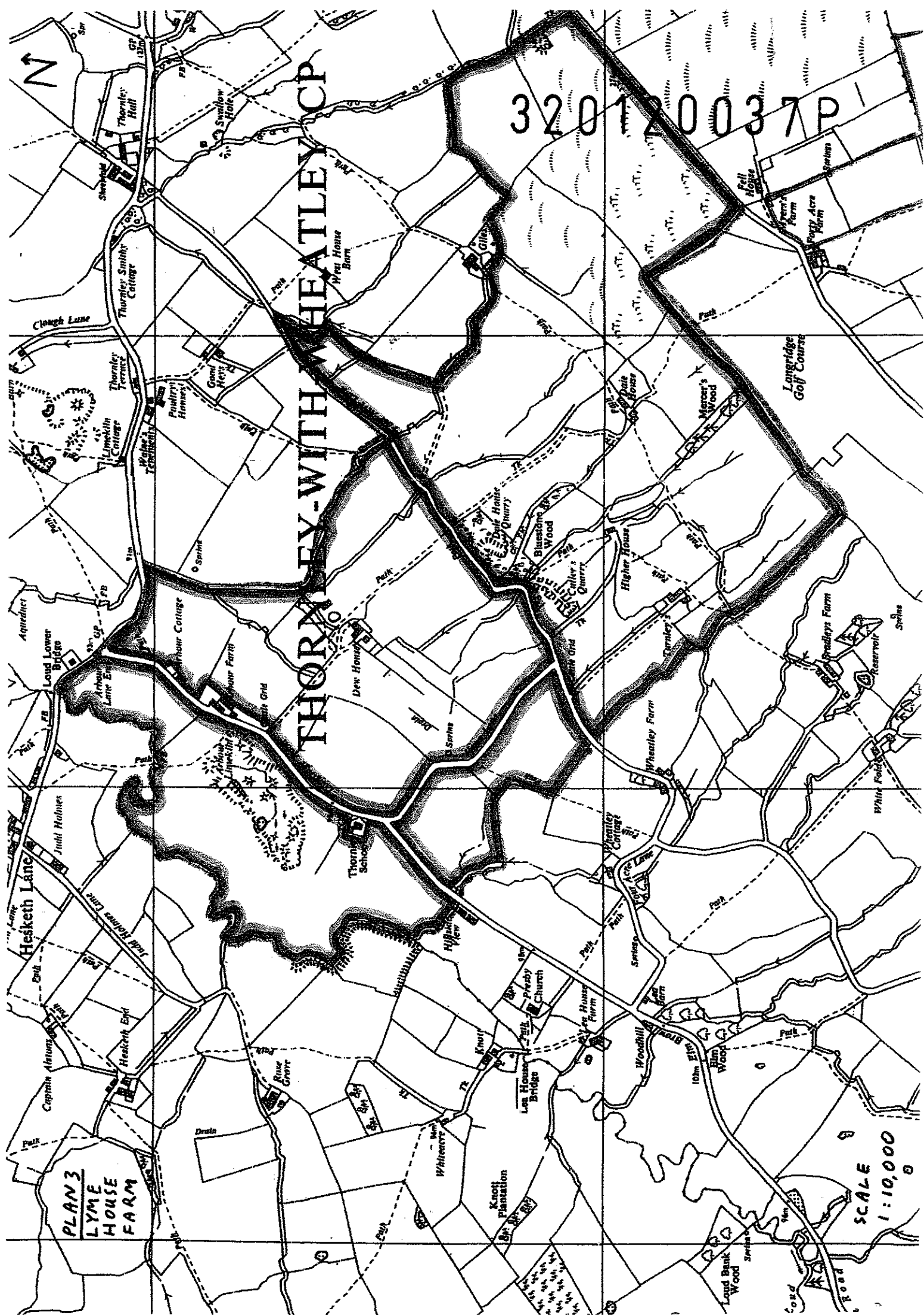


SOUTH WEST ELEVATION



NORTH EAST ELEVATION

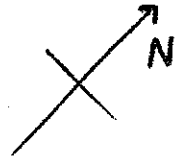




E ROPER & SONS ROOF PLAN + PLAN 4

LYME HOUSE FARM

SCALE 1:200
0 10m



320120037P

