



RIBBLE VALLEY
BOROUGH COUNCIL

10 FEB 2012

For office use only

Application No.

Date received 320120157P

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:	TONY	Surname:	KIERNAN	
Company name:						
Street address:	C/O AGENT			Country Code	National Number	Extension Number
				Telephone number:		
				Mobile number:		
Town/City				Fax number:		
County:				Email address:		
Country:						
Postcode:						
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:				Email address:		
Country:	United Kingdom					
Postcode:	PR3 2NP			juliapye1@hotmail.com		

3. Description of the Proposal

Please describe the proposed development including any change of use:

NEW MULTI PURPOSE AGRICULTURAL BUILDING

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: LAND ADJACENT TO
Street address: HOTHERSALL LANE
HOTHERSALL
Town/City: PRESTON
County:
Postcode: PR3 2XB

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

Easting: 362052
Northing: 436585

5. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

☐ Yes ☒ No

6. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway?

☐ Yes ☒ No

Is a new or altered pedestrian access proposed to or from the public highway?

☐ Yes ☒ No

Are there any new public roads to be provided within the site?

☐ Yes ☒ No

Are there any new public rights of way to be provided within or adjacent to the site?

☐ Yes ☒ No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

☐ Yes ☒ No

7. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

☐ Yes ☒ No

Have arrangements been made for the separate storage and collection of recyclable waste?

☐ Yes ☒ No

8. Authority Employee/Member

With respect to the Authority, I am:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

Do any of these statements apply to you?

☐ Yes ☒ No

9. Materials

Please state what materials (including type, colour and name) are to be used externally (if applicable):

Walls - description:

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

UPPER WALLS CONSTRUCTED FROM TANALIZED TIMBER YORKSHIRE BOARDING, LOWER WALLS TO BE CONSTRUCTED FROM PRE CAST CONCRETE PANELS

Roof - description:

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

ETERNIT FARMSCAPE PROFILE 6 CEMENT FIBRE SHEETS IN NATURAL GREY

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:

GROUND PLANS AND ELEVATIONS
LOCATION MAP
DESIGN AND ACCESS STATEMENT

10. Vehicle Parking

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

Type of vehicle	Existing number of spaces	Total proposed (including spaces retained)	Difference in spaces
Cars	0	0	0
Light goods vehicles/public carrier vehicles	0	0	0
Motorcycles	0	0	0
Disability spaces	0	0	0
Cycle spaces	0	0	0
Other (e.g. Bus)	0	0	0
Short description of Other			

11. Foul Sewage

Please state how foul sewage is to be disposed of:

Mains sewer ☐ Package treatment plant ☐ Unknown ☐

Septic tank ☐ Cess pit ☐

Other

N/A STRAW BEDDED / STORAGE

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

If known, please complete the following information regarding employees:

	Full-time	Part-time	Equivalent number of full-time
Existing employees	1	0	0
Proposed employees	1	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?

09.00

hectares

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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 B)****Certificate of Ownership - Certificate B****Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12**

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.

Notice recipient		Date notice served
Name:	Mr Patrick Kiernan	11/02/2012
Number:	Suffix:	
Street:	Higher Cock Hill	
Locality:	Ribchester Rd, Hothersall,	
Town:	Preston,	
Postcode:	PR3 3XA	

Title: Mrs First name: Julia Surname: Pye
Person role: Agent Declaration date: 10/02/2012 ☒ 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:	Mr Patrick Kiernan	10/02/2012
Number:	Suffix:	
Street:	Cock Hill	
Locality:	Ribchester Road, Hothersall	
Town:	Preston	
Postcode:	PR3 3XA	

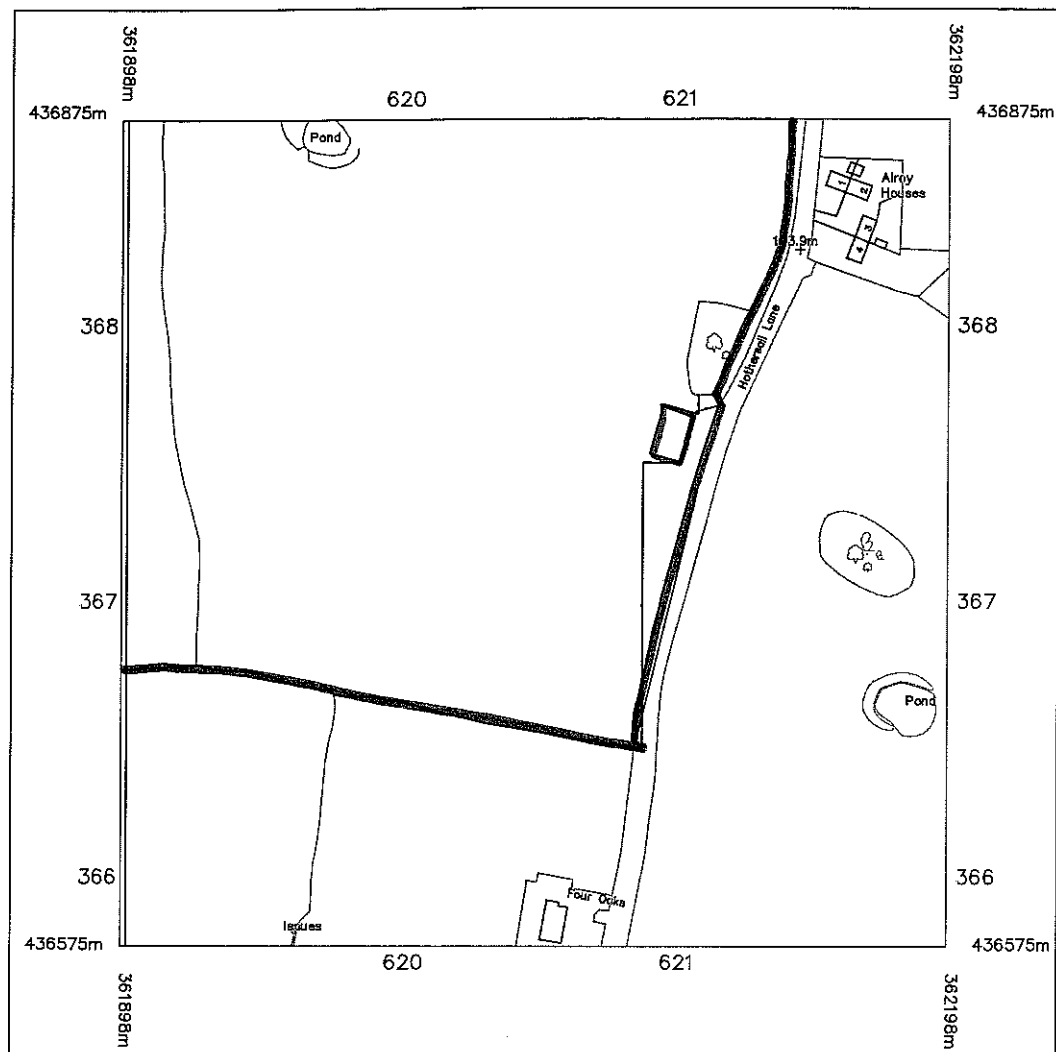
Title: Mrs First Name: Julia Surname: Pye
Person role: Agent Declaration date: 10/02/2012 ☒ Declaration Made

26. Declaration

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



Date 09/02/2012



20 0 20 40 60 80 100
Metres



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Scale 1:2500

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DESIGN AND ACCESS STATEMENT

**IN SUPPORT OF A PLANNING APPLICATION FOR
A NEW MULTI PURPOSE AGRICULTURAL BUILDING**

MR TONY KIERNAN

AT

LAND ADJACENT HOTHERSALL LANE, HOTHERSALL, LONGRIDGE

Amount

One building is being applied for in conjunction with the applicants existing sheep farm. The parcel of land the building is to be sited on is approximately 22 acres.

Use

The proposed building will be utilised for the lambing of the applicants 100 mule ewes, and also used to house some of the applicants 250 store lambs. In addition to this the building will also be used for housing hay and straw and feedstuffs. The applicant made hay last year but had to sell it off the field due to not being able to store it inside. The proposed building will allow undercover storage of hay and enable the applicant to use it for his own stock and reduce labour costs. Not only that the applicant will also use the building when administering medicines to the animals such as wormers, vitamins or house them within the building when clipping and scanning, which means that the building will be used all year round for agricultural use.

The applicant has rented this land for approximately two years from a family member and this is set to continue for the long term. In addition to the application site the applicant has also secured 30 acres of all round grazing and 200 acres of winter grazing.

The applicant has been using a building at a parcel of land he rents for the storage of feed and bedding stuffs, however this can only be accessed at certain times and has become impractical.

Due to the scale of the applicants business and how it has grown since he started two years ago, it makes more sense for him to have a building on a parcel of land he will have long term, and will help his business. The applicant has already made a significant profit from his business, which proves the viability of his farming activities

and by increasing his stock and applying for this building he is demonstrating his commitment to his business.

The requirement for ewes to be kept inside during lambing is now essential to the applicant as his numbers look to significantly increase over the next 12 months, he is looking to have 250 breeding ewes and 500 store lambs on site, with an additional 400 acres of winter grazing possibly becoming available in the very near future.

Layout

The proposed building will be sited adjacent a wooded area within the field, 6m away from the existing hedgerow which will allow adequate shelter for the animals during adverse weather. The layout of the building internally will be divided by hurdles and gates to allow for a flexible arrangement within the building, to ensure that the floor area can be used to capacity for all the proposed uses at different times of the year.

Scale

The scale of the development is in keeping with the amount of stock the applicant has and is also in keeping with the parcel of land it will be situated within.

Landscaping

The proposed building will be very well screened from all sides from the existing hedgerows and trees within the site, therefore no further landscaping is proposed. However if the LA felt it was necessary the applicant would be willing to provide more planting on site.

Appearance

The appearance of the building has been carefully chosen to ensure that it blends into its surroundings, and has been designed to be a modern portal framed agricultural building. The roof will be constructed from Eternit Farmscape Profile 6 cement fibre sheets in Natural Grey and the upper walls will be constructed from Tanalized Timber Yorkshire Boarding to help the building to blend into its surroundings over a relatively short period of time. The lower walls will be constructed from concrete stock panels, this will ensure that the building is low maintenance.

Access

Access to the building will be from the existing field gate there is adequate room for the turning and maneuvering of vehicles and room for emergency services if they were ever required on site.

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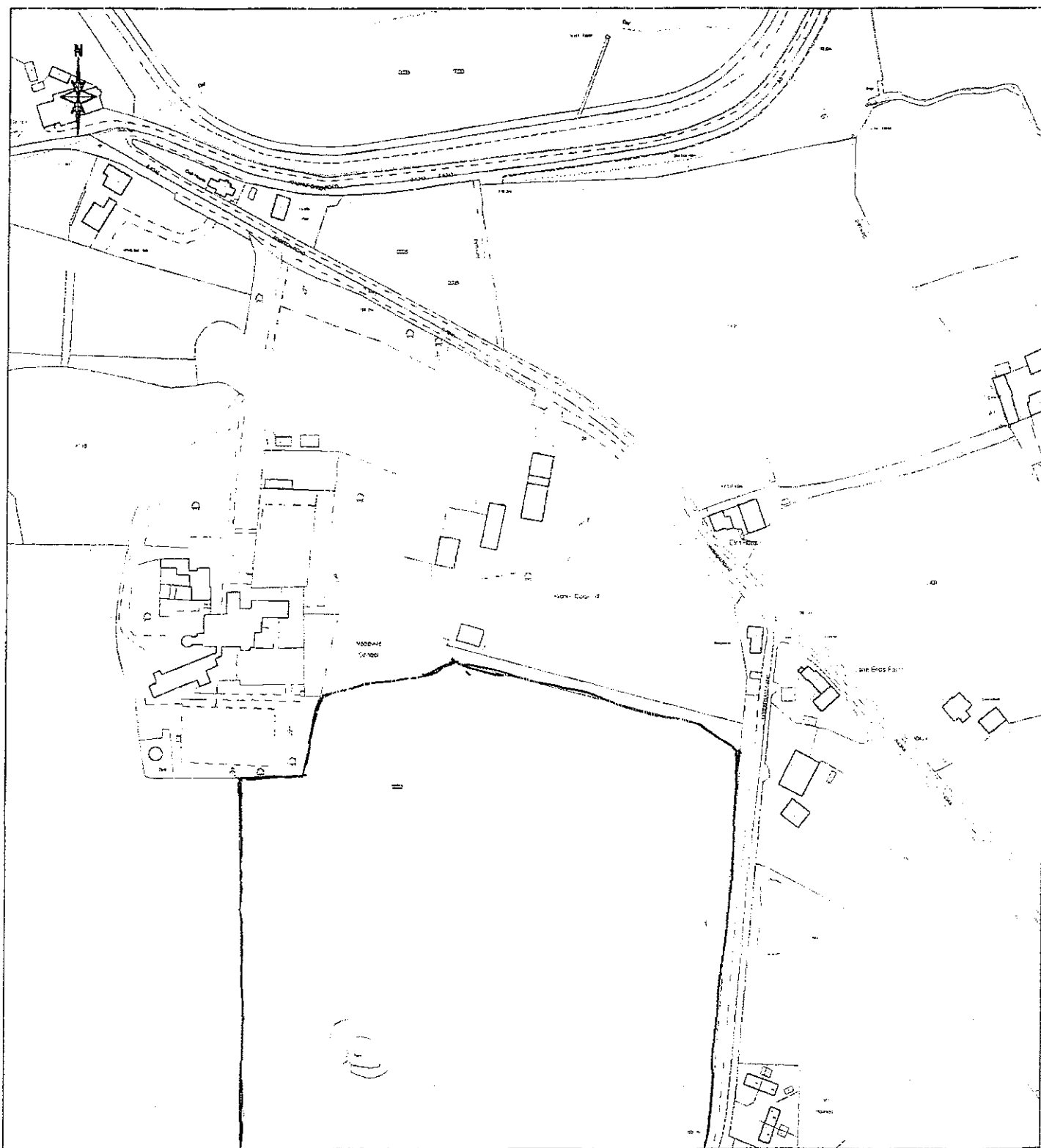
Development Department

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

Tel: (01200) 425111 Fax: (01200) 443063 DX: Clitheroe 15157

**Location Plan**

Map Ref: SD6237SW Scale: 1:2500

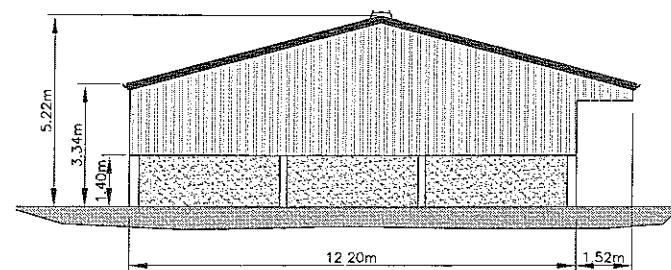
RIBBLE VALLEY
BOROUGH COUNCIL

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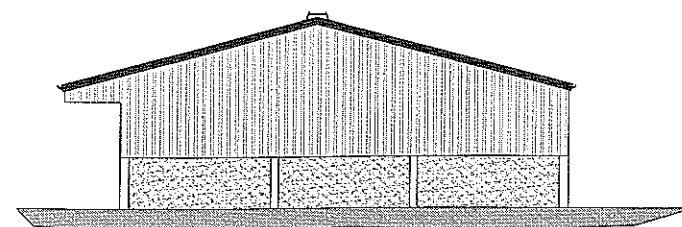
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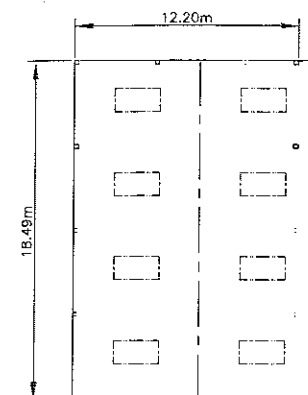
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Proposed North Elevation



Proposed South Elevation



Floor Layout

Scale 1:200

Materials:

Walls: Vertical Treated Timber
Space Boarding Above
Horizontal Treated Timber T&G
Stock Walling.

Roof: Eternit Farmscape profile 6 cement

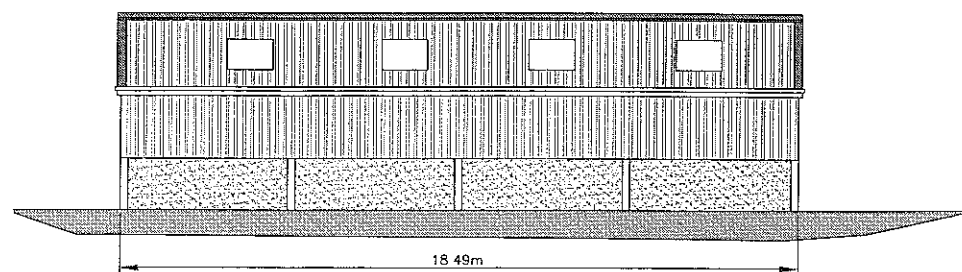
Fibre sheets in natural grey

1No. G.R.P. Rooflight Per Bay Slope

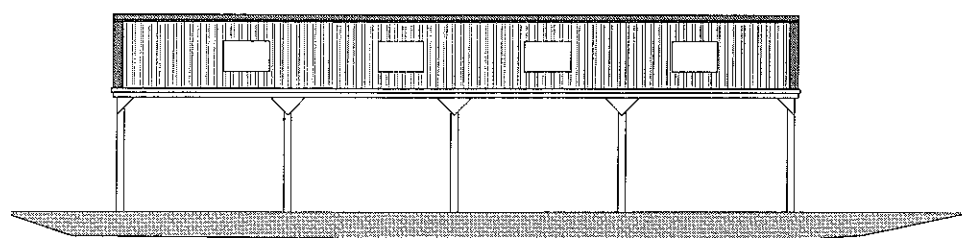
Protected Open Ridge.

Shadowline Barge Boards To Gable Verges

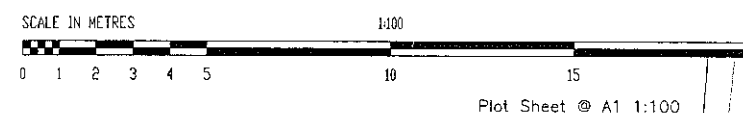
150mm Black PVC Troughings To Floor



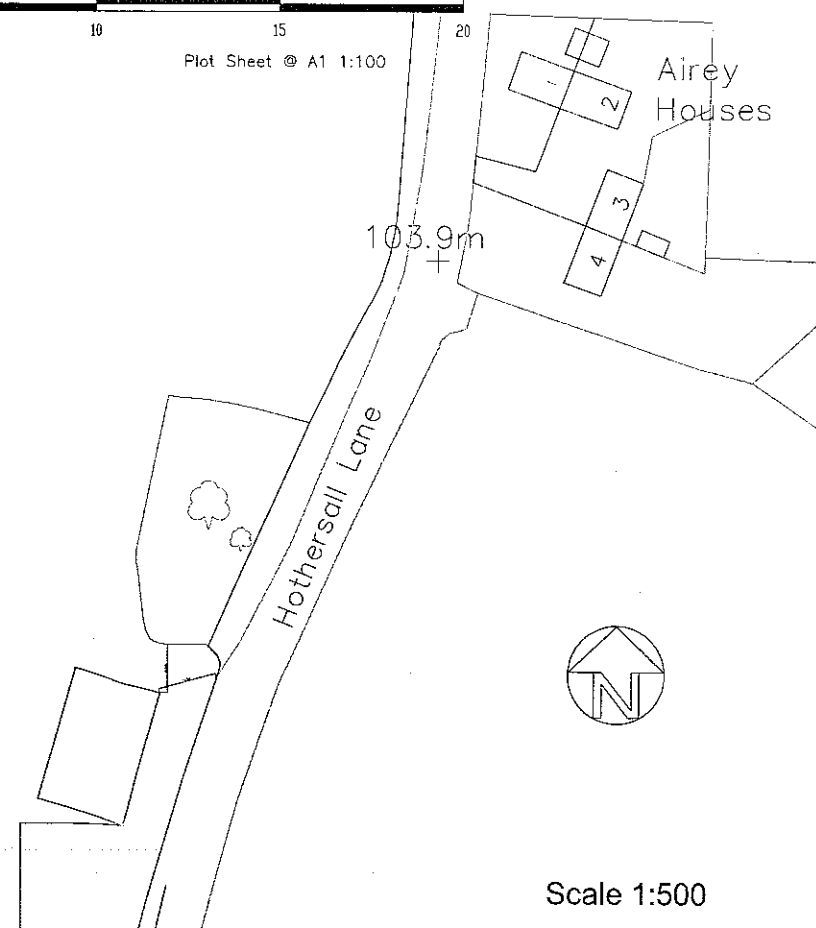
Proposed West Elevation



Proposed East Elevation



Plot Sheet @ A1 1:100



Scale 1:500

Julia Pye

Hill Crest Farm, Startfants Lane Chipping PR3 2NP
Tel 01995 61878 / 0771 265 6436
email: julia@pye1@hotmail.com

Clients Details

Mr T Kierman

Project Details

New Multi Purpose Agricultural Building

Project Address

land Adjacent Hothersall Lane Hothersall Nr
Longridge PR3 2XB

Drawing No

Jp/TK/3406 A

Date

JAN 2012

Scale

1:100

Drawn By

Julia Pye

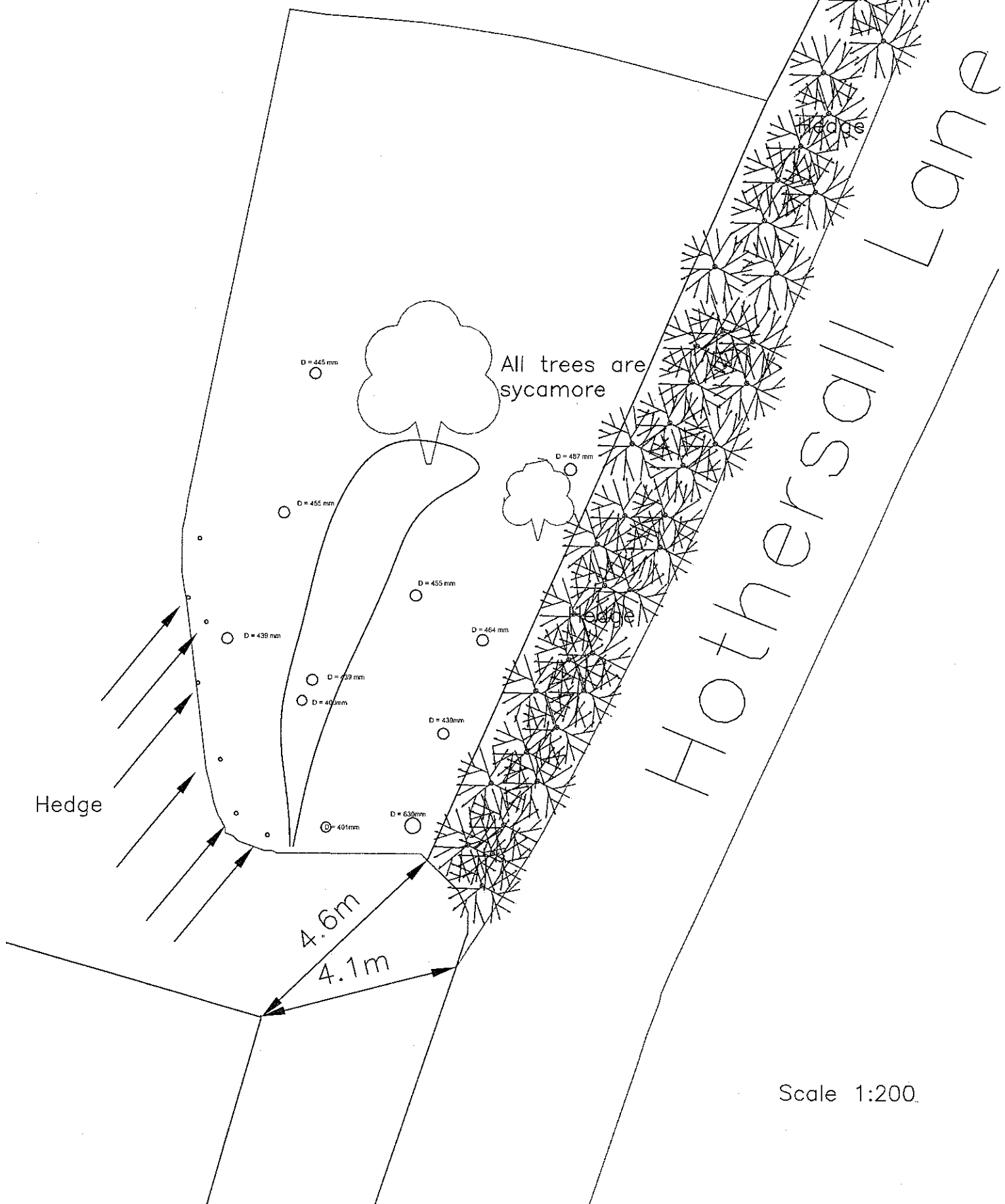
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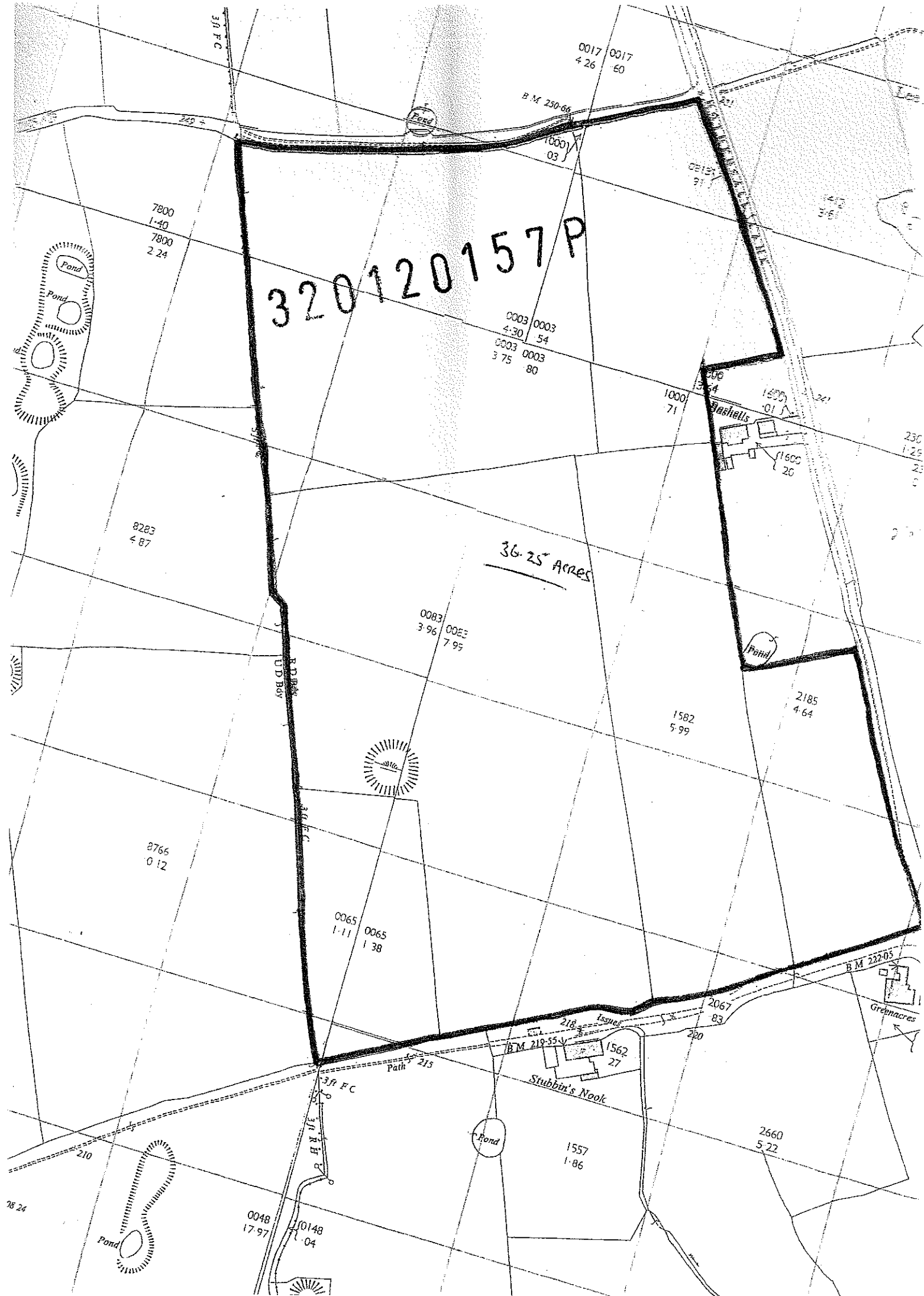
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ADDITIONAL INFORMATION REQUIRED FOR NEW
AGRICULTURAL BUILDINGS AND FARMHOUSES



Ribble Valley Borough Council

Application No:

320120157P

Agricultural /Countryside Planning Application

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

Applicant Name Mr Tony Kiernan

Application site Land at Hothersall Lane, Hothersall, Longridge

Proposed Development New Agricultural Multi Purpose Building

Previous Applications

1. Land -- (Total Areas in Hectares)

Owned

Rented 100 Acres on secure tenancy and 400 acres of winter grazing

Short-term

Land use: Pasture

yes

Meadow

yes

Crop

Silage

Crop

Hay

Land Quality (DA/SDA/NVZ)

2. Enterprise

Dairy: Pedigree/commercial Dairy Cows

In-calf heifers

Bulling heifers

Calving

Young stock

Milk Quota

Beef Breeding: Suckler cows

Calving

Heifers

Calves

Beef Rearing: Store Cattle (ages)

Calves

Age at purchase

Age at sale

Bulls

Sheep: Pedigree/commercial Breeding ewes 100 Lambs 150 Store sheep 250

Lambing period

March Onwards

Lambing location

In the application field

Other

The applicant is seeking to significantly add to his flock over the next 12 months and it is imperative that he has a building on site to lamb his sheep in during adverse weather conditions

3. Labour & Accommodation

Name	Age	Basis (F/t, P/t, Cas)	Hours of work/length	Main duties	Address and years
Tony		FT	90	Everything	

Misc

Existing Dwellings

Other Properties (incl. occupiers)

Previously owned properties

Available properties in locality

4. Proposed Development/Applicant(s) Comments

Need See Design and access statement

Siting See Design and access statement

Design See Design and access statement

Future Plans See Design and access statement

5. Financial Details

N/A

7. Farm Buildings

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

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NO FARM BUILDINGS ON SITE