



RIBBLE VALLEY
BOROUGH COUNCIL

21 AUG 2012

FOR THE
ATTENTION OF

For office use only

Application No

Date received 320120777P

Fee paid £

Receipt No:

Council Offices, Church Walk, Clitheroe, Lancashire. BB7 2RA Tel: 01200 425111 www.ribblevalley.gov.uk

Application for Planning Permission.
Town and Country Planning Act 1990

Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website.
If you require any further clarification, please contact the Authority's planning department.

1. Applicant Name, Address and Contact Details

Title:		First name:	Messers	Surname:	Forrest	
Company name:						
Street address:	Kelleets Farm, Greenmoor Lane			Country Code	National Number	Extension Number
				Telephone number:		
	Knowle Green			Mobile number:		
Town/City:	Preston			Fax number:		
County:				Email address:		
Country:						
Postcode:	PR3 2YR					

Are you an agent acting on behalf of the applicant? ☒ Yes ☐ No

2. Agent Name, Address and Contact Details

Title:		First Name:	Julia	Surname:	Pye	
Company name:	JPye Planning					
Street address:	Hill Crest Farm			Country Code	National Number	Extension Number
	Startifants Lane			Telephone number:	07803557019	
	Chipping			Mobile number:		
Town/City:	Preston			Fax number:		
County:				Email address:		
Country:	United Kingdom					
Postcode:	PR3 2NP			jpyeplanning@gmail.com		

3. Description of the Proposal

Please describe the proposed development including any change of use:

Conversion of barn to residential dwelling

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

☐ Yes ☒ No

4. Site Address Details

Full postal address of the site (including full postcode where available)

House:		Suffix:	
House name:	Kelletts Farm		
Street address:	Greenmoor Lane		
	Knowle Green		
Town/City:	Preston		
County:			
Postcode:	PR3 2YR		

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

Easting:	363969
Northing:	437398

Description:

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 Sandstone and stone quoins

Description of *proposed* materials and finishes:

Natural random sandstone and stone quoins

Roof - description:

Description of *existing* materials and finishes:

reclaimed natural slates

Description of *proposed* materials and finishes:

reclaimed natural slates

Windows - description:

Description of *existing* materials and finishes:

none

Description of *proposed* materials and finishes:

Hardwood double glazed units

(Materials continued)

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Doors - description:

Description of *existing* materials and finishes:

timber

Description of *proposed* materials and finishes:

Hardwood units

Boundary treatments - description:

Description of *existing* materials and finishes:

none

Description of *proposed* materials and finishes:

none

Vehicle access and hard standing - description:

Description of *existing* materials and finishes:

as existing

Description of *proposed* materials and finishes:

as existing

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, drawings, 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

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 *S/S - see attached amended Q.17*

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

18. All Types of Development: Non-residential Floorspace (continued)

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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	255.4	255.4
	Total	0.0	0.0	255.4	255.4

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	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?

255.4 sq.metres

22. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant ventilation or air conditioning. Please include the type of machinery which may be installed on site:

n/a

Is the proposal for a waste management development?

☐ Yes ☒ No

23. Hazardous Substances

Is any hazardous waste involved in the proposal?

☐ Yes ☒ No

24. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

☒ Yes ☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

☒ The agent ☐ The applicant ☐ Other person

25. Certificates (Certificate A)

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: 16/08/2012

☒ 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:	n/a sole tennant	
Number:	Suffix:	
Street:		
Locality:		
Town:		
Postcode:		
Title: Mrs First Name: Julia Surname: Pye		
Person role:	Agent	Declaration date: 16/08/2012
		☒ 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. I/we confirm that, to the best of my/our knowledge any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them



Date

16/08/2012

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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Please describe the current use of the site:

Agricultural

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

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ATTENTION OF

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

Overall Residential Unit Totals

Total proposed residential units	1
Total existing residential units	0

Market Housing - Existing

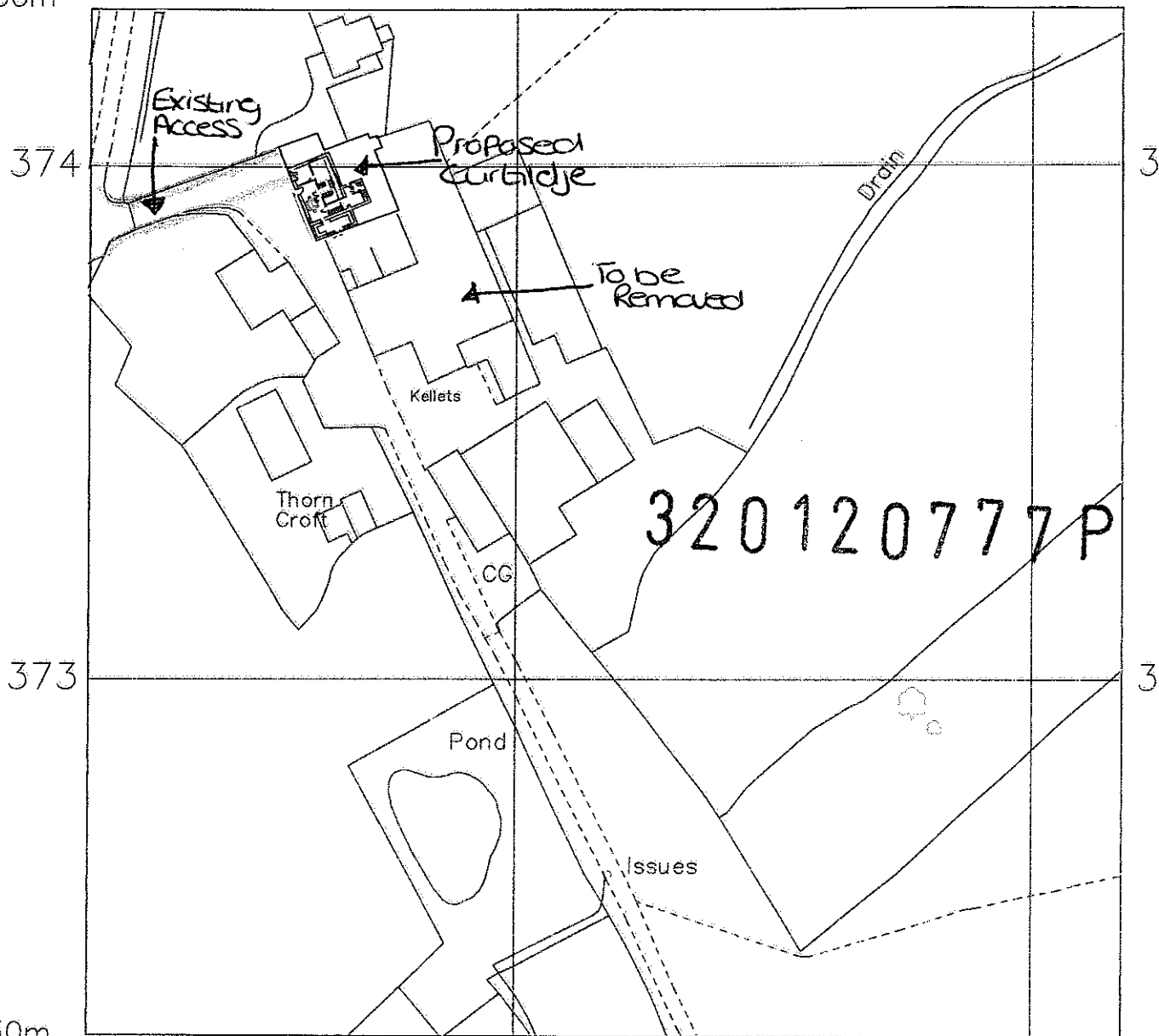
	Number of bedrooms				
	1	2	3	4+	Unknown
Houses					
Flats/Maisonettes					
Live-Work units					
Cluster flats					
Sheltered housing					
Bedsit/Studios					
Unknown					

Existing Market Housing Total 0

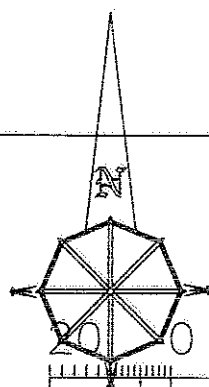
18. All Types of Development: Non-residential Floorspace

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

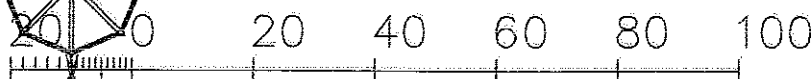
363917m 640 437430m 364117m



437230m 363917m 640 364117m



Scale 1:1250



Metres

N

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STRUCTURAL REPORT

KELLETT'S FARM

GREENMOOR LANE

KNOWLE GREEN

PRESTON

PR3 2YR

Our Ref: DJL/DB/5991

Your Ref:

Date: 2nd July, 2012

320120777P

**STRUCTURAL REPORT
KELLETT'S FARM
GREENMOOR LANE
KNOWLE GREEN
PRESTON, PR3 2YR**

TERMS OF REFERENCE

A structural inspection of the above property was carried out on 13th June, 2012, to examine and report on the structural integrity of the farm barn, with regard to its suitability of conversion to dwelling.

The survey comprised a visual inspection of the elements and fabric of the superstructure including the roof space 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 prepared by J. Pye and Photograph Nos. 1 – 5.

INTRODUCTION

The property was built circa the latter part of the nineteenth century and comprised traditionally constructed barn with blue slate duo-pitch roof supported by rafter and purlin construction, on timber king post trusses.

Walls were approximately 500 mm thick, faced in random stone masonry. Lean to outriggers were located on the northerly and southerly gables, with blue slate and corrugated asbestos/cement roofs respectively.

OBSERVATIONS

An external inspection of the northerly gable showed the wall to be reasonably plumb with no signs of any recent significant movement. The outrigger was in good structural order (Plate 1).

An external inspection of the westerly elevation showed the wall to be reasonably plumb. A number of fine vertical cracks were visible through the masonry joints. A steel beam was noted over the left side upper window opening, above which fine cracking was visible to masonry joints. The steel beam was also noted to be seated on brickwork reveals. No signs of any recent significant movement were evident (Plates 2 and 3).

An external inspection of the southerly gable showed the wall to be reasonably plumb with no signs of any significant recent movement. The southerly wall of the outrigger was significantly bulged (Plate 4).

An external inspection of the easterly elevation showed the wall to be reasonably plumb with no signs of any recent significant movement.

An internal inspection of the main barn showed walls to be reasonably plumb, compatible with the movement determined from the external inspection. Primary and secondary roof timbers were in good condition with no signs of any rot or infestation (Plate 5).

CONCLUSIONS

The main barn is generally in good structural order with walls showing no signs of subsidence. Some minor settlement cracks were noted to the westerly elevation and the fine cracking above the upper left side window opening has probably resulted from corrosion of the steel lintel.

The outer wall to the outrigger on the southerly elevation has significantly bulged, requiring rebuilding.

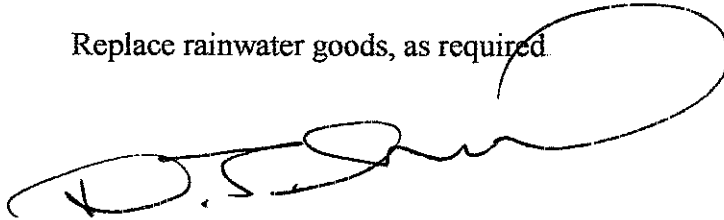
The building is stable in its present state and the proposals can be carried out satisfactorily provided the following recommendations are implemented, in addition to other works of maintenance, modernization and repair.

Kelletts Farm, Greenmoor Lane, Knowle Green, Preston, PR3 2YR

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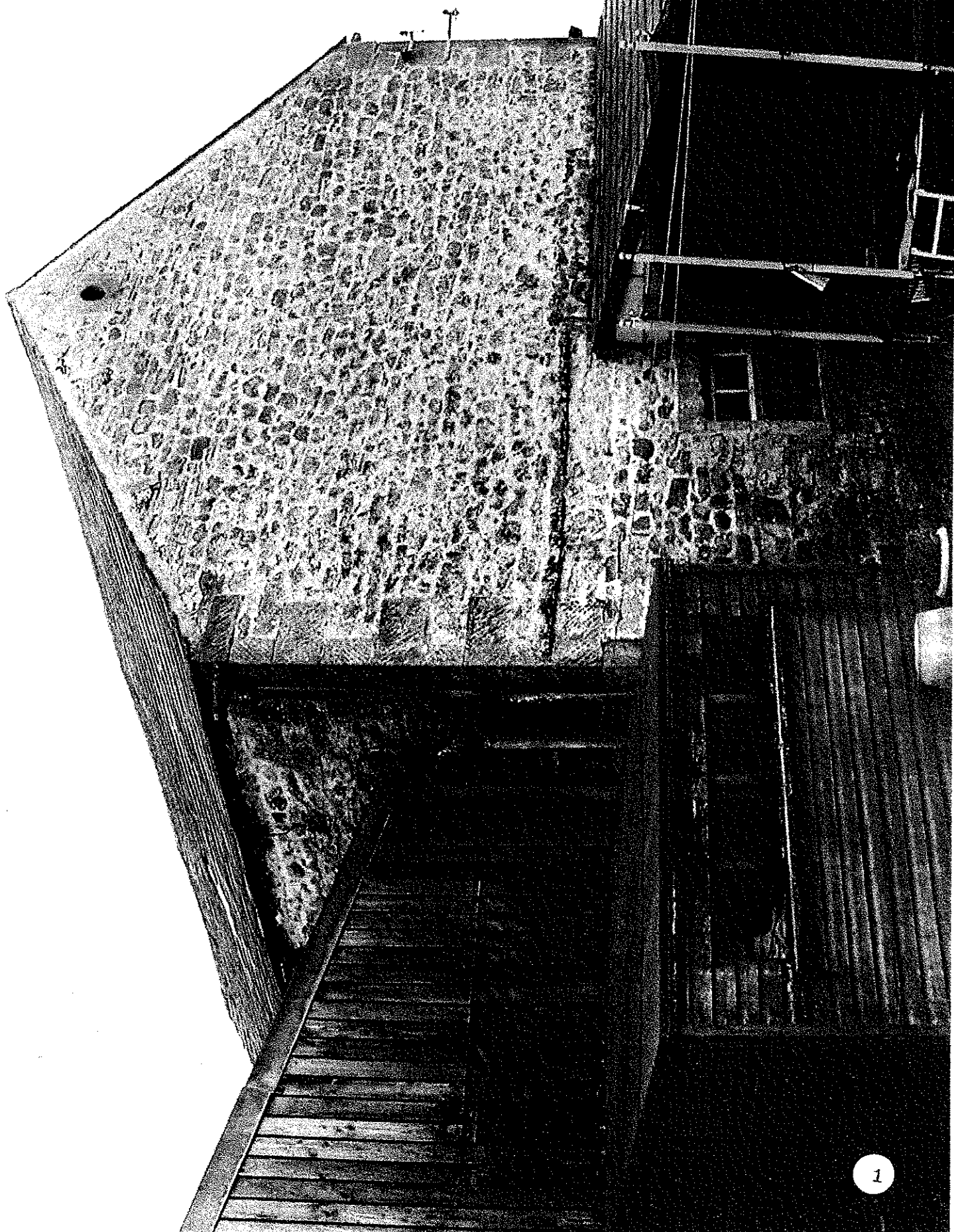
RECOMMENDATIONS

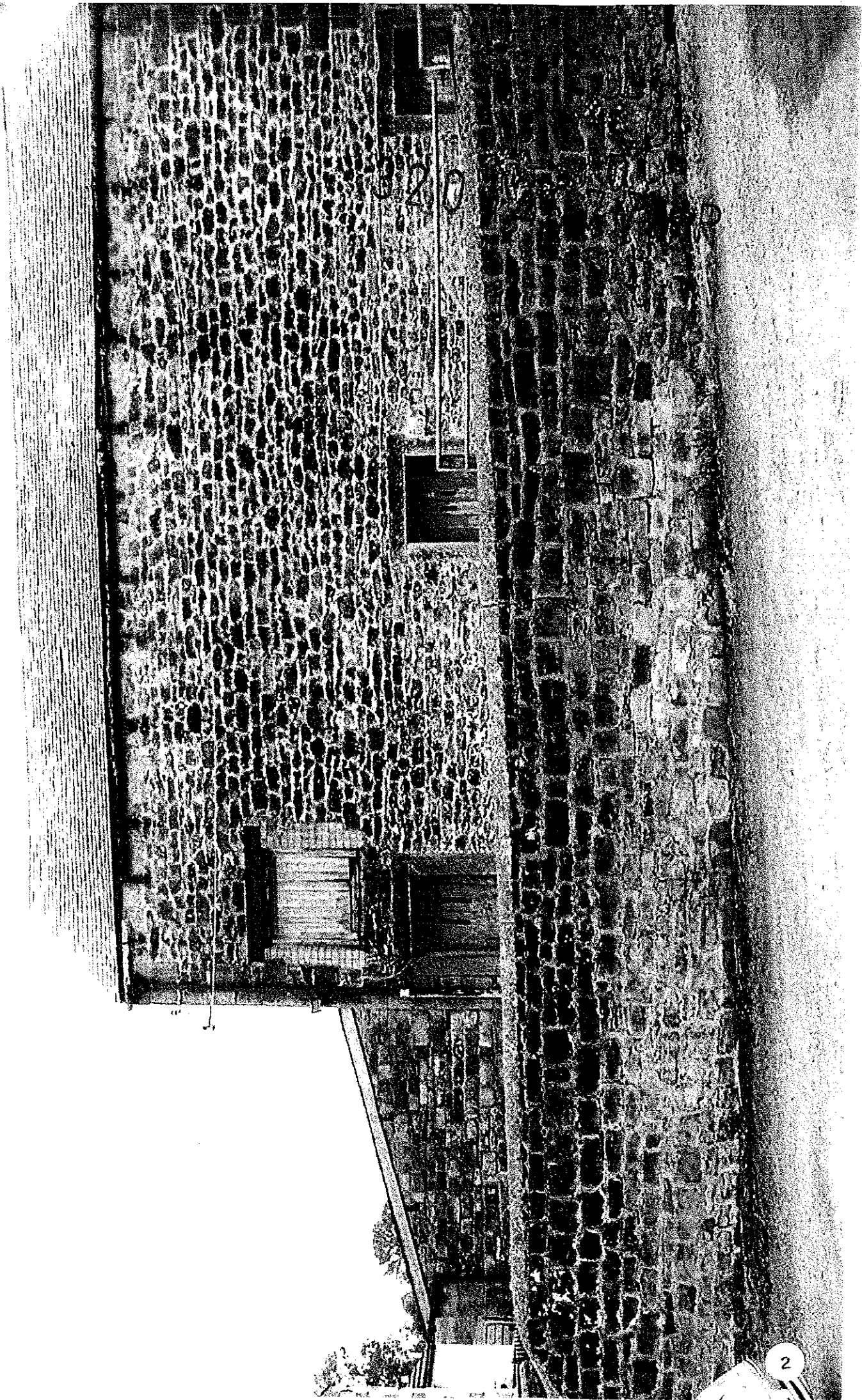
1. Stitch masonry in areas of fine cracking.
2. Replace steel lintel over upper left side window opening on the westerly elevation, including replacement of brickwork with matching stone masonry.
3. Rebuild outermost wall of outrigger to southerly gable.
4. Repoint, as necessary.
5. Replace rainwater goods, as required.



D. J. LINGARD.

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Design and Access Statement

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In Support of a Planning Application for

**Change of use of agricultural Barn to form
1 residential dwelling**

**Messrs Forrest
Kelletts Farm
Greenmoor Lane
Knowle Green
Preston
PR3 2YR**

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

Amount

This application is for a change of use of an agricultural barn, to form 1 dwelling.

Use

The barn has become redundant in terms of modern farming practices, it is now used for storage and occasional livestock handling. The barn is now falling into a state of disrepair and due to it having minimal value in terms of agricultural use the applicants are finding it difficult to repair it. The barn is surrounded by modern agricultural buildings which will be removed if permission is granted.

The barn will always of had an agricultural use since it was constructed in the early to mid 19th century, it would of been used for the housing of livestock and hay and straw, but as modern farm machinery has increased in size and animal welfare standards have changed it is no longer best practice to house livestock in barns.

It is the applicants intention of change the use of the barn into one dwelling, which will be sited in close proximity to the existing dwelling on site, within a cluster of existing buildings which will not have any impact on the surrounding area.

Layout

The layout of the existing barn including window and door openings can clearly be seen on the attached drawings along with the proposed window and door openings.

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. The conversion will also ensure that the building is protected against dilapidation in the future and will remain part of the heritage of the countryside.

Landscaping

The farm buildings directly behind the barn will be demolished to allow for a domestic garden area and parking for the dwelling. No other landscaping is proposed as part of this application, as the applicants want to retain the agricultural appearance of the barn and minimised any domestic planting etc around the barn.

Appearance

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The appearance of the barn will not be dissimilar from that of the existing barn. The roof will be constructed from reclaimed natural slates taken off the existing building. Minimal window openings are proposed with only two new windows proposed in the front elevation of the barn. These window openings will be in keeping with the existing windows in the barn to ensure that they blend in and do not affect the agricultural integrity of the barn.

A small extension is proposed on the rear of the barn, North Elevation, this will be sited on the foot print of an existing building which has subsequently been demolished to make way for the large modern agricultural building in its place. Evidence of this building can be seen on the rear of the barn and includes and white washed area, with rings in the wall for the tying up of cattle.

Access

Access to the barn will be from the existing access on site to the main dwelling, the lean to building will be removed to allow for a more adequate access and vehicles will park to the rear of the barn, this again will ensure that domestic vehicles are not evident from the highway or surrounding area. We are proposing an adequate area for parking and room for the turning and maneuvering of vehicles and room for emergency services if they were ever required on site.

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HERITAGE STATEMENT

IN SUPPORT OF A PLANNING APPLICATION FOR
CHANGE OF USE BARN TO ONE DWELLING

AT

KELLETT'S FARM, GREENMOOR LANE, KNOWLE GREEN, PRESTON, PR3 2YR

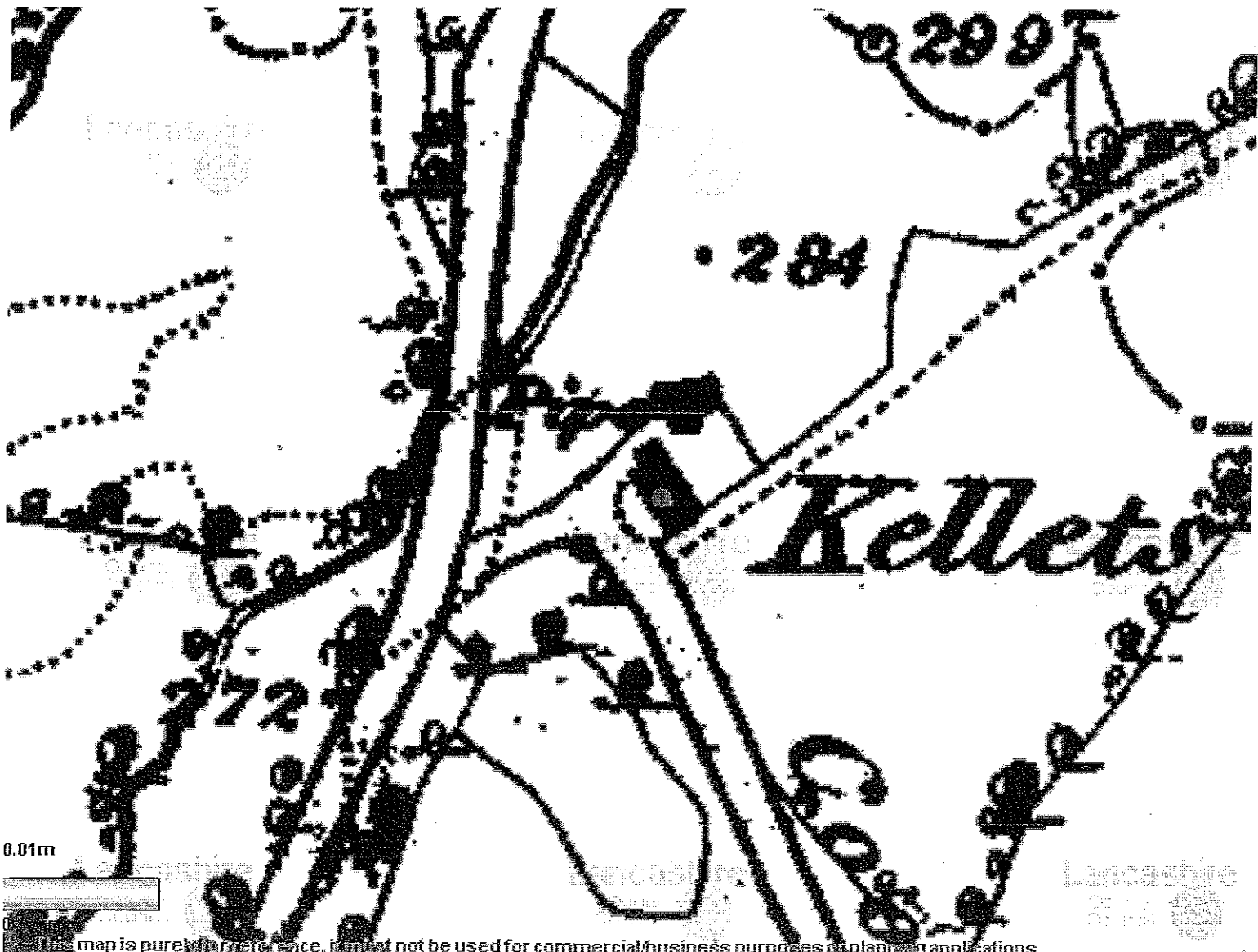
HISTORY

The barn was built around the early to mid 19th Century, from natural random sandstone with a slate roof.

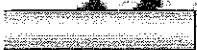
Evidence that the barn has been in situ since 1844 – 1850 can be taken from the 1:10,000 (6 inch) first edition ordinance survey map published in 1847 – 1853. The foot print of the barn is the same today as it was historically with modern buildings being constructed over the past 50 years, for the existing farm, as the barn became more redundant in terms of use for modern agriculture and the business grew.



Kellett's farm, Greenmoore Lane, Knowl Green, Preston PR3 2YR



0.01m



This map is purely for reference. It must not be used for commercial/business purposes or planning applications

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

The barn has historically been used for agricultural purposes by the applicant and his family.

The walls are constructed from natural sandstone approximately 450mm thick, and still benefits from a slate roof.

The midden will be demolished adjacent the shippon building if planning permission is granted.

APPLICATION

The application seeks to convert the redundant barn into one residential unit.

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

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

SITE AND SURROUNDINGS

Kellets Farm is situated off Greenmoor Lane, Knowle Green. There are several properties within close proximity to the barn. There are already two properties at Kelletts Farm, one being the farmhouse and the other a bungalow with an agricultural tie on it which belongs to the applicants, and is utilized by the applicants. The barn is well within the built environment of the existing farm and is not detached in terms of its location.

IMPACT ON THE BARN

The design of both the conversions seek to be as sympathetic to the agricultural history of the building whilst seeking to provide a good standard of living accommodation ensuring that both structures have as minimal impact as possible. New window openings are proposed, however these are in keeping with the original openings of the barn and will not have an adverse impact on the historical status of the barn.

WILDLIFE SURVEY FOR BATS AND OWLS

Kellets Farm
Greenmoor Lane
Ribchester
Preston

PR3 2YR 020120777P



Denis Lambert
Wildlife Survey
Spout Farm, Preston Road
Longridge, Preston, Lancashire. PR3 3BE
Tel: **01772 783322** Mob: **07813 140682**
E-mail: denis@wildlifesurvey.co.uk
www.wildlifesurvey.co.uk





BAT AND OWL SURVEY & REPORT

Commissioned By:

Mr G Forrest

Address:

Kellets Farm
Greenmoor Lane
Ribchester
Preston
PR3 2YR

Tel No:

01254 878233

Instruction Method:

Verbal

Bat Survey Address:

Kellets Farm Barn
Greenmoor Lane
Ribchester
Preston
PR3 2YR

Visit Date/Time:

6th June 2012 @ 19.30hrs

Weather Conditions:

Overcast with occasional light drizzle, no wind and a temperature of 13⁰C.

Document Reference:

1432

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BAT SURVEY & REPORT

Survey Brief

1. To inspect buildings, assess the value of the site for bats, and compile a report prior to a Planning Application being submitted.
2. The report will identify if bats have ever used the buildings at any time, or not as the case may be.
3. If bats have used the buildings, assess the importance of the site for bats and bat conservation.

Limitations of the report

1. The aim of the survey is to prove use by bats, but does not guarantee their absence.
2. Surveys undertaken when bats are hibernating, may have to be re-assessed during summer months when bats are most active.
3. External walls and internal rooms are inspected from ground level only. Roof voids, attics and lofts will only be inspected when safe access is possible. Building's whose structure is unsafe in any way, will only be inspected from a safe distance with the use of a pair of binoculars.
4. A bat detector will be used in all cases but daytime visits may only produce limited success. When buildings are inspected during winter months, a bat detector will have very limited results.
5. Buildings with no signs of bats on the date of the survey, may be used by individuals or small numbers of bats, in subsequent weeks, months or years.
6. Thorough inspection should reveal whether bats have been present during previous years. Small bats, e.g. pipistrelles, leave evidence of occupation in small inaccessible crevices which may be extremely difficult to detect if the bats are not present when the survey is being conducted.

BAT SURVEY & REPORT

Objectives of the report:

1. To thoroughly inspect all buildings, and record any findings indicating the presence or absence of bats.
2. To make recommendations when the presence of bats are found.

Survey Guidelines

This survey follows guidelines recommended by the Bat Conservation Trust (BCT Bat Surveys, Good Practice Guidelines, 2007) and Natural England (Survey objectives, methods and standards- Bat Mitigation Guidelines, 2004) and JNCC Bat Workers Manual.

Survey Methods

The purpose of the survey is to look for evidence confirming that bats use, or have used the buildings for resting, feeding, roosting or winter hibernacula, or not as the case may be.

Evidence of use will include the following;

- 1 Presence of live or dead bats.
- 2 Bat droppings.
- 3 Moth and insect wings and remains.
- 4 Faint scratch marks on roof timbers.
- 5 Grease staining marks on roof timbers.
- 6 Odour of bats.

Evening Surveys

For evening surveys, an ultra-sound receiver is used, tuned to different frequencies to pick up the noises emitted by flying bats. Bat emergence time may start half an hour before sunset, to one hour after. Fine tuning the 'bat detector' can be a very accurate way of identifying the presence of bats emerging from roof areas where human access is limited or impossible.

Time spent on suitable evenings, will confirm or not the presence of bats, and bat species identification should be possible if bats are present.

Surveying Equipment

Re-chargeable torches, one at 1 million, the other at ½ million candlepower,
8 x 32 Opticron binoculars,
Bat box 'duet' bat detector,
Petzl headlamp torches.
A variety of folding aluminium ladders.
Telescopic inspection mirrors, large and small.

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BAT SURVEY & REPORT

Bat detection methods

The size of the site or the complexity of the buildings may make daytime searches for bats very difficult. Subsequently, the detection of the presence of bats is undertaken by night visits and relies on the use of a bat detector, an instrument that picks up the ultra-sound emitted by bats, converting it into a sound audible to the human ear. Species may be identified by the frequency on which they 'transmit' and by the sonar graph of their sounds.

Evening surveys

Any survey is reliant on the scope and depth of the information sourced. In an attempt to obtain more detail, an evening survey may be conducted around the site or buildings. To give greater coverage and scope, the survey is normally conducted by two persons. Ultra-sound bat detectors were used at varying frequencies throughout the duration of the survey, to pick up noises emitted by bats.

Analysis of results

Dependent on the results indicated by the bat detector, further inspection of the site may be required within the buildings to confirm any findings. Negative results from the bat detector will only indicate that bats are not present at the time of the survey.

Bat habits

Bats frequently use trees and building for feeding. Insects are found at all sites, and their presence attracts bats, which may travel up to five kilometres or more, to feast in insect rich habitat. The presence of feeding bats does not indicate that the roost is close by, and this survey is undertaken to establish whether bats use any of the structures on the site as a roost.

Adverse weather

Adverse weather conditions affect the ability to collect data on night visits. Cold nights, strong wind and heavy rain may prevent bats from flying, and numbers of insects may be likewise very limited. Subsequent visits should provide sufficient data and prove positive or negative results.

Risk Assessment

The level of probability that Bats are using the property is calculated on the evidence found.

Low risk:

No evidence of use by bats was found.

Medium risk:

Implies that the presence or use by Bats has been identified, and the building is probably used as a feeding site.

High risk:

Identifies that Bats use the property, droppings are found and a roost is confirmed or suspected, even if bats are not present at the time of the survey.

BAT SURVEY & REPORT

External Survey Results

Property type

Barn:
Extension:
Other:

YES	NO
-----	----

☒	☐
☐	☒
☐	☒

Comments: The barn is a two storey building.

Construction

Stone
Brick
Other:
Bat Access Places

☒	☐
☐	☒
☐	☒
☒	☐

Comments: The building is well maintained with few access places into the stonework.

Roof

Slate
Tile:
Other: Stone
Bat Access Places

☒	☐
☐	☒
☐	☒
☐	☒

Comments: Ventilation holes in the gable ends and doorways and windows gives free access to any flying creatures.

Bat Signs

Bats seen
Droppings
Bat Detector Results

☐	☒
☐	☒
☐	☒

Comments: A careful search could find no clues or evidence of bats.

External Conclusions:

No signs of bat use could be found.

Risk Assessment: Low

BAT SURVEY & REPORT

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Internal Survey Results

Is the building lived in? The building is used for storage.

Construction

Stone
Brick
Other/plaster:
Bat Access Places

YES	NO
☒	☐
☐	☒
☐	☒
☒	☐

Comments:

Roof space, attic or loft

Beams
Cracks in beams
Lined roof: Underfelt
Bat Access Places

☒	☐
☐	☒
☐	☒
☒	☐

Comments: Comments; There is no lining on the underside of the roof making visual inspection straight forward. Numerous spiders cobwebs adorn the roof timbers.

Bat signs

Bats seen
Droppings
Bat Detector Results
Staining on beams
Moth + insect wings present
Suspect summer roost
Suspect winter hibernacula

☐	☒
☒	☐
☐	☒
☐	☒
☐	☒
☐	☒
☐	☒

Comments: A careful search found two bat droppings at different places on the upper floor as evidence of bats foraging and feeding within the building. There were no signs of a bat roost.

Internal Conclusions:

No signs of a bat roost could be found, but two bat droppings found on the upper floor of the barn indicate that bats enter the building for feeding.

Risk Assessment: Low

BAT SURVEY & REPORT

Evening Survey: Kellets Farm

Date: 7th June 2012

Start Time: 21.00 hours

End Time: 22.30 hours

Weather: Light drizzle occurred during the survey with cloud clearing later and a temperature of 13⁰C.

Bat Suitability Evening:

The evening was a perfect evening for foraging bats, with many flying insects and moths annoying the surveyors.

Survey Details:

The survey was conducted using a 'bat detector' set at 45Khz. The bat detector was occasionally tuned to 55Khz to allow for different species of bat sonar.

Survey Findings:

The evening was perfect one for foraging bats. At 19.57 hrs, a pipistrelles bat flew onto the site and proceeded to forage and feed inside an adjacent building. A second pipistrelle followed at 21.59 and both bats continued to feed in the immediate area until 20.09 hrs. before moving to feed around other buildings. They returned to the area at 10.25 hrs before moving away south again. No bats were seen or detected emerging from any of the buildings

Evaluation of the Survey Results:

The survey could find no evidence of bats using any of the buildings at the farm as a roost site.

Risk Assessment:

Low.

BAT SURVEY & REPORT

320120777P

SURVEY SUMMARY

Proposed Development

The proposal is to convert the barn to residential use.

Site Description

The building is part of a working farm, and now used for storage. Surrounded by agricultural land and other buildings, the farm is situated on a south facing hillside with mature trees and woodland nearby.

Survey Results

The survey found evidence of a bat entering the barn for feeding. The evening survey at bat emergence time observed two pipistrelles bats flying onto the site to feed and forage in and around other buildings on the site. No bats emerged from the barn under observation.

Importance of the Site

The site has no special wildlife importance.

Conclusions

Bats do not use the building as a roost site.

Risk Assessment

Low

Mitigation and Enhancement

No special mitigation or wildlife enhancement is required.

Timing of works

Work may be undertaken at any time.

Author: Denis Lambert

Signed: *Denis Lambert*

Dated: 7th June 2012

SURVEYOR'S DETAILS

Denis Lambert is a registered and licensed Bat Warden No. 20110680 for Natural England, since 1981. Dedicated to conservation and environmental issues, he has been a keen bird watcher and mammal specialist all his life and was involved with the formation of the Lancashire Badger Group and acted as its chairman for ten years. Working as a qualified arborist (tree surgeon) he has been actively involved in protecting many species of flora and fauna over the years. Richard Bowden, a retired ex-licensed Bat Warden assists with surveillance where two persons are needed.

BAT SURVEY & REPORT

Bats and the Law

It may not be possible to determine whether the building is used as a maternity roost or just a resting place, but the fact that bat activity has been recorded, means that any work that disturbs or impacts on the colony within the buildings will require a license. Additional survey work may be necessary, especially in the evenings or early morning to determine the exact extent of use by bats and the access points that are used. Deliberate disturbance during the breeding season, the exclusion of bats and the destruction of a bat roost is now a criminal offence under the Conservation (Natural Habitats &c.) (Amendment) Regulations 2007. The onus lies on the applicant to satisfy him/her that no offence will be committed if and when the development goes ahead.

Natural England now advises, *"Operations to known breeding sites should be timed to avoid the months of June, July and August if possible, the best times for building or re-roofing operations are spring and autumn"*.

How to proceed when bats are found

Depending on the extent of the proposed works, a license may be required before any work can start. If the work does not impact on the bats in any way, ie, bats are not present and the habitat and access points are not being affected, then the work may probably be done without a licence. Each site has different requirements and Natural England have the final say.

When European Protected Species are present and the works cannot be done at a time when they are absent, as a licensed bat person, I can apply on your behalf for a licence to enable the works to proceed. The granting of a license is not guaranteed, but when the application is a matter of health and public safety and supporting mitigation enhances the habitat for continued use by bats, there is a good likelihood that the license will be approved. Natural England requires a minimum six weeks to process any licence application. Mitigation will include detailed information for the retention, enhancement and preservation of the population of European Protected Species in the locality.

General recommendations:

Being aware of how bats move from site to site, and the possibility that bats may occur in any building, the following points should help developers.

1. Bats may use buildings at any time of the year for feeding or refuge.
2. Work to the roof should be undertaken when bats are free flying, generally early March to late November.
3. Care must be taken when removing existing roof beams and associated stonework.
4. During completion of roof works, bat access points may be built into the new structure.
5. Pointing of walls should not be carried out between mid-November to early March to avoid entombing bats, which may be hibernating within.
6. If any timber treatment is carried out, only chemicals safe for bats should be used. Any new timber used should be treated using the CCA method (Copper, Chrome Arsenic), which is safe for bats.

I shall be available to advise and oversee the above points at any time, if requested.

Should bats be found, work must cease immediately in that area and then please contact:
Denis Lambert on 01772 783322 or 07813 140682 for advice.

BARN OWL SURVEY & REPORT

320120777P

Survey Brief:

To inspect buildings, assess the value of the site for barn owls, and compile a report prior to a Planning Application being submitted.

The report will identify if barn owls have ever used the buildings at any time, or not as the case may be. Barn owls are protected under the Wildlife and Countryside Act 1981, Habitats and Species Regulations 1994 and Countryside & Rights of Way Act, 2000.

Objectives of the report:

To thoroughly inspect all buildings and record any findings indicating the presence or absence of barn owls.

To make recommendations when the presence of owls is found.

Limitations of the report:

External walls and internal rooms are inspected from ground level only.

Roof voids, attics and lofts will only be inspected when safe access is possible.

Building's whose structure is unsafe in any way, will only be inspected from a safe distance with the use of a pair of binoculars.

Survey Details

The purpose of the survey is to look for evidence that barn owls use, or have used the buildings for resting, feeding or nesting, or not, as the case may be.

Evidence of use by owls will include the following;

- White streaks down roof timbers and walls
- Barn owl pellets, new and old
- Barn owl feathers
- Signs of nest
- Access for barn owls

SURVEYING EQUIPMENT

- Re-chargeable torches, one at 1 million, the other at ½ million candlepower,
- 8 x 32 Opticron binoculars,
- Petzl headlamp torches.
- A variety of folding aluminium ladders.

Survey Methods

The buildings were inspected, looking for signs of use by barn owls, as mentioned above, using ladders for access and torch and binoculars when required.

BARN OWL SURVEY & REPORT

Site description:

The building is part of a working farm with access points suitable for barn owls high up both gable ends. Agricultural land and other farm buildings surround the barn.

Survey results

YES	NO
-----	----

External:	White streaks down roof timbers + walls		✓
	Owl pellets		✓
Internal:	White streaks down walls		✓
	Owl pellets new		✓
	Owl pellets old		✓
	Owl feathers		✓
	Signs of nest		✓
	Access for owls		✓

	✓
	✓
	✓
	✓
	✓
	✓
	✓
	✓

Comments:

No evidence of barn owls could be found.

Importance of the site

The site has no special wildlife importance.

Conclusion:

Barn owls do not use the building.

Recommendations:

There are no recommendations necessary.

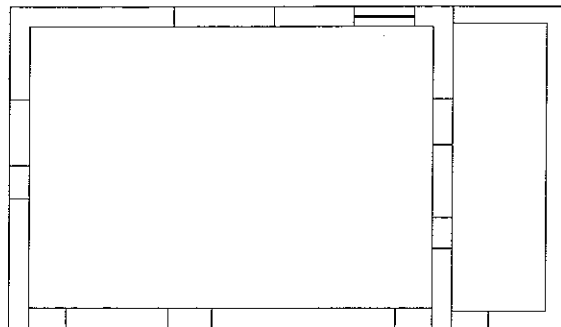
Author: Denis Lambert

Signed: *Denis Lambert*

Dated: *7th June 2012*

SURVEYOR'S DETAILS

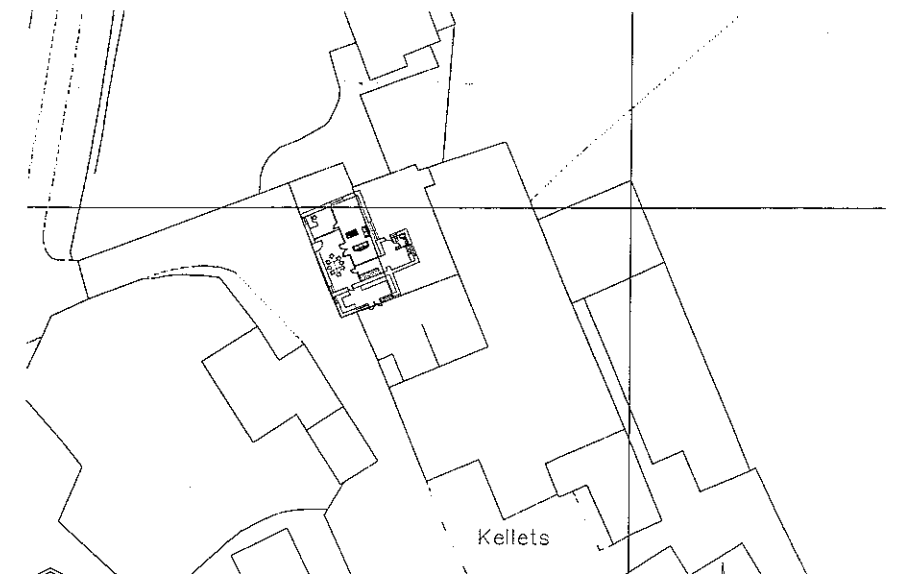
Denis Lambert is a registered and licensed Bat Warden No. 20110680 for Natural England, since 1981. Dedicated to conservation and environmental issues, he has been a keen bird watcher and mammal specialist all his life and was involved with the formation of the Lancashire Badger Group and acted as its chairman for ten years. Working as a qualified arborist (tree surgeon) he has been actively involved in protecting many species of flora and fauna over the years. Richard Bowden, a retired ex-licensed Bat Warden assists with surveillance where two persons are needed.



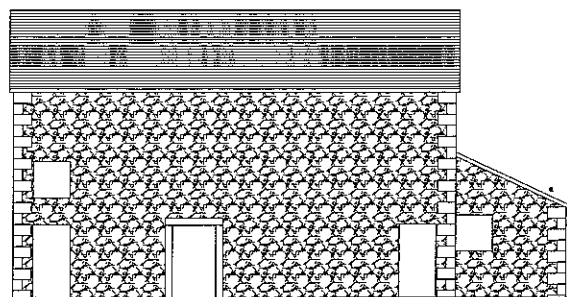
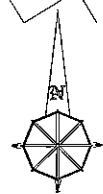
Materials:-

Roof Reclaimed Natural Slates

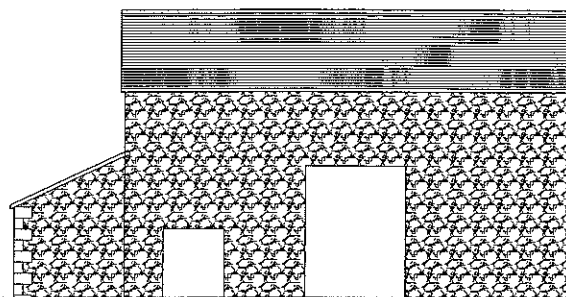
Walls:- Natural Random Sandstone and stone quoins



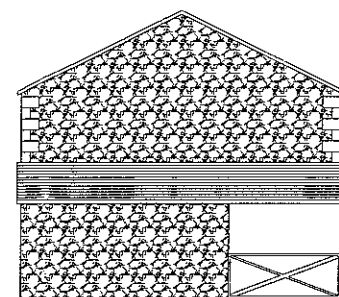
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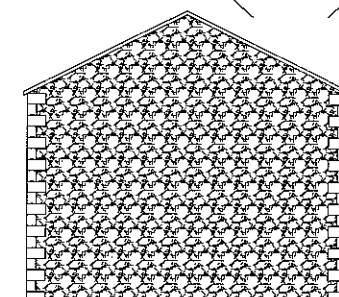
South



North



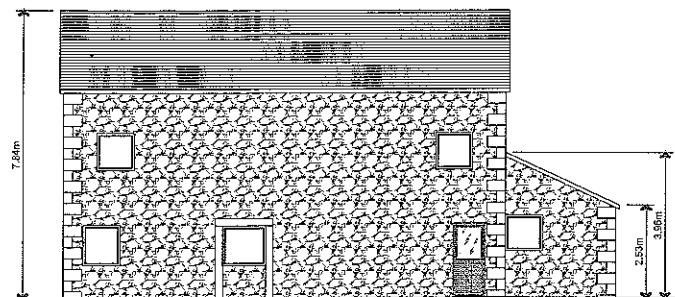
East



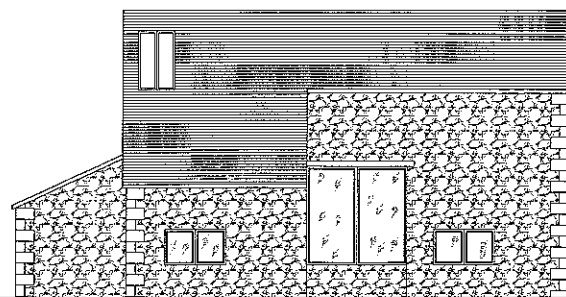
West

Existing Elevations

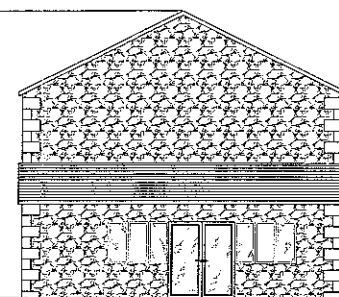
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South



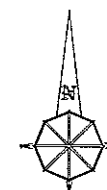
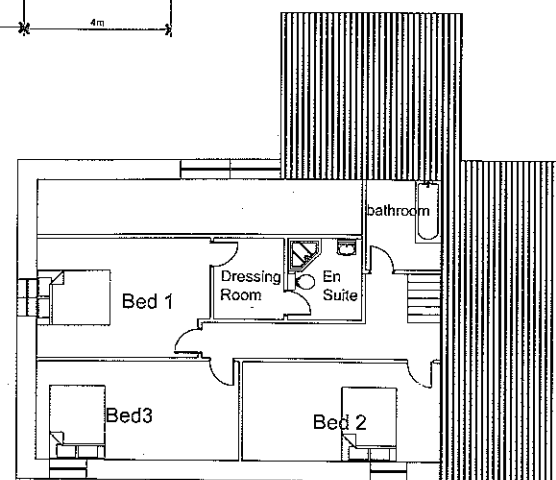
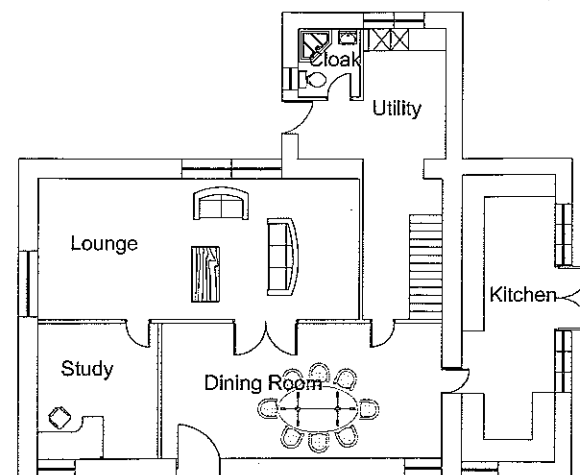
North
Proposed Elevations



East



West



Plot Sheet @ A1 1:100

Julia Pye

Hill Crest Farm, Sterilants Lane Chipping PR3 2NF
Tel 01985 61878 07553387019
email: jpyeplanning@gmail.com

Clients Details:

Messrs Forrest

Project Details:

Conversion of Barn to residential dwelling

Project Address:

Kellets Farm, Greenmoor Lane, Knowle Green
Nr Clitheroe, Preston PR3 2YR

Drawing No.

GF/3415/1

Date

July 2012

Scale

1:100

Drawn By

Julia Pye

DO NOT SCALE THIS DRAWING. CHECK ALL DIMENSIONS ON SITE

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