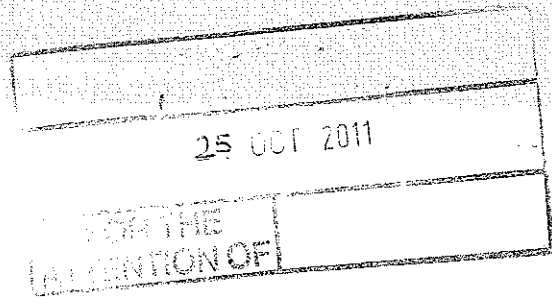


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Your ref
Our ref PG/EVP/WS/3/41/8315
Date: 24 October 2011

Mrs Rachel Horton
Ribbles Valley Borough Council
Council Offices
Church Walk
CLITHEROE
Lancashire
BB7 2RA

Dear Mrs Horton

APPLICATION NUMBER 3/2011/0443
Old Clay Lane, Thornley-with-Wheatley
GRID REFERENCE SD 597 398

I refer to your consultation letter concerning the above application and have the following comments to make.

Introduction

A planning application has been submitted by Mrs Julia Pye on behalf of Mr Morris Airey for the erection of a multi-purpose agricultural building. A site visit was made whilst the applicant and his agent were present. The information provided at this meeting, together with the written submissions forms the basis of this appraisal.

Agricultural Land

I understand the applicant farms a total of about 180 acres (73 hectares) of which about 26 acres (11 hectares) is owned at the application site. I was told that the remaining area of land is rented on short term agreements and farm business tenancies, all within reasonable proximity of the application site. All the land is grassland.

Agricultural Enterprise

The applicant operates a beef and sheep breeding/rearing enterprise. At the time of inspection, the applicant had 16 cows with calves and 2 bulls. I was informed that calves are sold once weaned at 8-9 months of age, however the applicant would like to keep the young produced till about 14-18 months of age when they can be sold as store cattle.

Wayne Selway MRICS FAAV
Land Agent
Property Group • PO Box 26 •
County Hall • Preston • PR1 8RE

The applicant also has 200 breeding ewes, with lambing taking place outside in March. All lambs produced are sold finished. In addition to the breeding ewes, Mr Airey also buys in ewes with lambs at foot and store lambs.

Existing Buildings

There are no existing buildings at the site other than a relatively small stone built field barn. Mr Airey explained that he had rented a building in Longridge for a short period of time but that this is no longer available as it is being sold.

Proposed Development

It is proposed to erect a building as shown on drawing number JP/MA/33/141. The building would be part open fronted, with 5 bays being used for livestock housing and the remaining two bays for storage.

Assessment

I note the proposed development is in an area designated as an area of outstanding natural beauty in the adopted Local Plan and is subject to policies ENV1 and G5. When assessing the application, I consider the following matters should be addressed:

1. Whether the development is necessary for agriculture.

The area of land farmed by the applicant is relatively large. From discussions with the applicant, I understand that he previously farmed a nearby dairy farm in partnership with a number of family members. However, due to a number of reasons, this business ceased about three years ago and I was told that the farm was sold off and all the buildings demolished. Since this time, the applicant has established a beef and sheep enterprise and has rented a building on a different farm nearby. Taking into account the area of land farmed and the nature of the farming operations, I consider that the proposed building is reasonably necessary.

2. Whether the design is appropriate for the intended use.

The building is of a typical agricultural type construction. It is part open fronted and has timber spaced boarding to the sides, providing good ventilation for the livestock. The building would benefit from overhanging eaves although this is not essential. No doubt you will have your own opinion regarding the colour of any sheeting used.

I am of the opinion that the floor area of the proposed building and height are acceptable.

Mrs Rachel Horton

24th October 2011

3. Whether the siting is appropriate

There are no existing agricultural buildings on the site and whilst I consider the proposed site to be acceptable from an operational point of view, wider planning policy matters should determine the location of any building as opposed to any operational issues.

Other Comments

If planning consent is granted, it may be appropriate to condition any consent so that the metal containers on site are removed.

Please note that the development may also include the creation of some concrete/hardcored areas around the building.

I would be grateful to receive a copy of your Decision Notice in due course.

Yours sincerely



Wayne Selway MRICS FAAV
Land Agent