

02 NOV 2011

For office use only

Application No.

Date received **320110919P**

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:	Martin	Surname:	Wenner
Company name:					
Street address:	Laythams Farm		Telephone number:	Country Code	National Number
	Back Lane				Extension Number
	Newton		Mobile number:		
Town/City:	Clitheroe		Fax number:		
County:			Email address:		
Country:					
Postcode:	BB7 3AJ				

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

2. Agent Name, Address and Contact Details

Title:	Mr	First Name:	John	Surname:	Welbank
Company name:	Rural Futures (North West) Ltd				
Street address:	1 The Creamery Kenlis Rd Barnacre		Telephone number:	Country Code	National Number
					Extension Number
			Mobile number:		
Town/City:	Preston		Fax number:		
County:	Lancashire		Email address:		
Country:	United Kingdom				
Postcode:	PR3 1GD				

johnw@ruralfutures.co.uk

3. Description of the Proposal

Please describe the proposed development including any change of use:

Establishment of new sheep milking dairy and associated cheese processing facility.

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:	LAYTHAMS FARM		
Street address:	BACK LANE		
	SLAIDBURN		
Town/City:	CLITHEROE		
County:			
Postcode:	BB7 3AJ		

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

Easting:	369160
Northing:	452808

Description:

Establishment of sheep dairy and associated cheese processing facilities

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

If Yes, please provide details:

Bins located alongside Back Lane

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

☒ Yes ☐ No

If Yes, please provide details:

Recycling bins for glass, plastic and paper will be collected under commercial waste license

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:

Sheep building - concrete block with yorkshire boarding to eave

Cheese building - south elevation stone cladding. Remainder concrete block with rough cast plaster.

Roof - description:

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

Etermite Farmscape profile sheet

South elevation of cheese building 12 PV panels

(Materials continued)

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Windows - description:Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

Wood

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

N/A

Description of *proposed* materials and finishes:

Wood pedestrian access with roller shutter doors for vehicle access

Boundary treatments - description:Description of *existing* materials and finishes:

Existing hedges and trees to be retained

Description of *proposed* materials and finishes:

Additional native hedge and tress (See landscaping proposal)

Vehicle access and hard standing - description:Description of *existing* materials and finishes:

Concrete

Description of *proposed* materials and finishes:

Concrete

Lighting - add descriptionDescription of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

Security down lighter to the front of the cheese processing building

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:

Combined Design and Access and Planning Policy Statement

Landscape and ecology statement

Drawing LSD/ELEV2 Laythams sheep cheese dairy

Drawing LSD/ELEV Laythams sheep dairy

Drawing LSD/SP Laythams Sheep Dairy Site Plan

Location Plan

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	4	4
Light goods vehicles/public carrier vehicles	0	2	2
Motorcycles	0	0	0
Disability spaces	0	0	0
Cycle spaces	0	2	2
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

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)

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

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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	131.0	131.0
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	893.0	893.0
	Total	0.0	0.0	1024.0	1024.0

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	2	1	2
Proposed employees	5	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	
B1C	8am	6pm	8am	6pm	8am	6pm	☐

21. Site Area

What is the site area?

1,024

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:

Sheep dairy and associated cheese processing

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**

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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: Mr First name: Martin Surname: Wenner
Person role: Applicant Declaration date: 01/11/2011 ☒ Declaration made

25. Certificates (Agricultural Land Declaration)**Agricultural Land Declaration****Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12**

Agricultural Land Declaration - You Must Complete Either A or B

(A) None of the land to which the application relates is, or is part of an agricultural holding.

(B) I have/The applicant has given the requisite notice to every person other than myself/the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below:

If any part of the land is an agricultural holding, of which the applicant is the sole tenant: the applicant should complete part (B) of the form by writing 'sole tenant - not applicable' in the first column of the table below

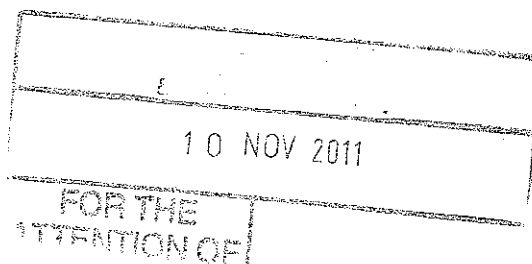
Title: Mr First Name: Martin Surname: Wenner
Person role: Applicant Declaration date: 09/11/2011 ☒ Declaration Made

26. Declaration

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



Date: 01/11/2011



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**ADDITIONAL INFORMATION REQUIRED FOR NEW
AGRICULTURAL BUILDINGS AND FARMHOUSES**



Ribble Valley Borough Council

Application No:

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 MARIN WENNER**
 Application site **LAYHAM'S FARM, BACK LANE, NEWTON**
 Proposed Development **SHEEP DAIRY & CHEESE PROCESSING**
 Previous Applications **SEE PLANNING POLICY STATEMENT**

1. Land - (Total Areas in Hectares)

Owned **48 ha + Fell Rights on Burn Fell**

Rented **52 ha**

Short-term

Land use: Pasture **60 ha** Meadow **30 ha** Crop

Land Quality (DA/SDA/NVZ) **DA + SDA**

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

Age at purchase

Age at sale

Bulls

Sheep: Pedigree/commercial Breeding ewes **400** Lambs **600** Store sheep

Lambing period **MARCH -> APRIL** Lambing location **LAYHAM'S FARM**

Other

Proposed 300 head herd of Friesian milking cows

3. Labour & Accommodation

Name	Age	Basis (F/t, P/t, Cas)	Hours of work/length	Main duties	Address and years
Mr M Wenner	52	Pl	15	Farm manager	Laythams 20yrs
Mr A Piper	45	FL	40+	Stockman	Stardburn
Casual		Pl	15	"	"
1					

Misc

Existing Dwellings

Laythams Farm house

Other Properties (incl occupiers)

2 x Holiday Lets

Previously owned properties

N/A

Available properties in locality

N/A

4. Proposed Development/Applicant(s) Comments

Need

See Design & Access Statement & Supporting Business Plan.

Siting

Design

Future Plans

None

5. Financial Details

See Full Business Plan.

7. Farm Buildings

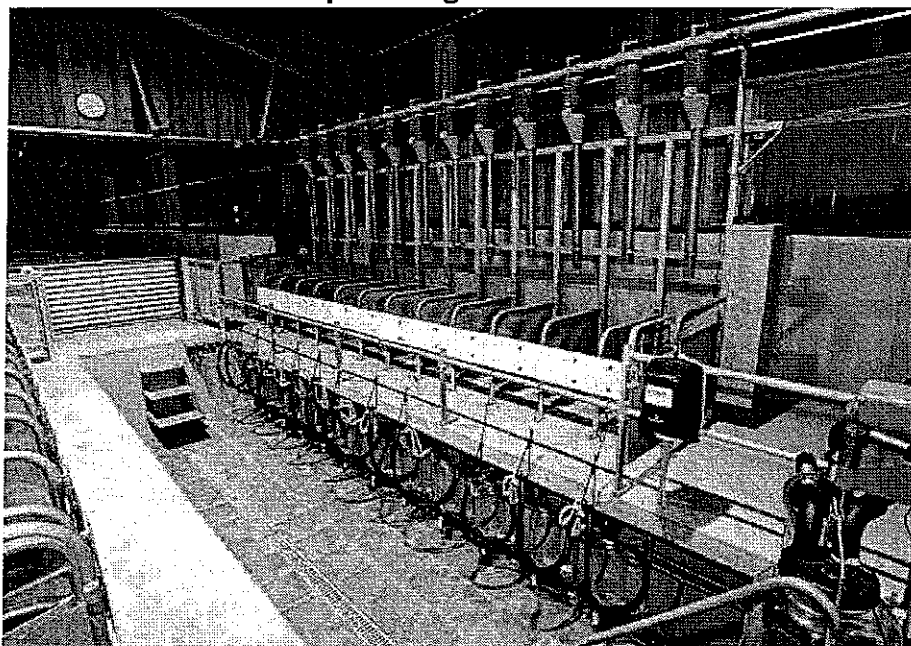
(Please give details of existing farm buildings and their uses)

Existing Sheep Shed

30m x 15m

Design & Access/Planning Statement

Laythams Farm Sheep Milking Diversification



Mr Martin Wenner
Laythams Farm
Back lane

Newton in Bowland
Clitheroe
BB7 3HA

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John Welbank MRICS
Rural Futures
1 The Creamery Estate
Kenlis Road
Preston PR3 1GD
01995 600724
johnw@ruralfutures.co.uk



This statement has been structured with reference to CABI best practice guidance; **Design & Access Statements – how to write read and use them. CABI 2006**. The document also includes an assessment of the development proposal in relation to national, regional and local planning policies.

1.0 Background

2.0 Context of Site

- Assessment
- Involvement
- Evaluation
- Design

3.0 Design Principles and Concepts:

- Use
- Amount
- Layout
- Scale
- Landscaping
- Appearance

4.0 Access:

- An Accessible Environment
- Vehicular and Transport Links
- Access and Movement Patterns
- Emergency Services Access

5.0 Planning Context

- Planning History
- Planning Policy Framework
- Planning Appraisal

6.0 Conclusion

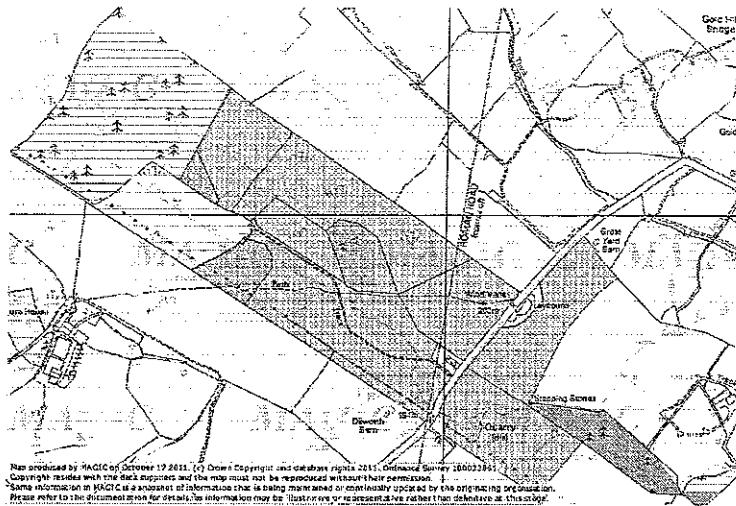
SECTION 1 BACKGROUND

- 1.1 Rural Futures have been commissioned by Mr Martin Wenner to submit a planning application for the creation of a farm diversification proposal associated with the development of a sheep milking and associated cheese processing plant. This statement should be read in conjunction with the attached planning application forms and supporting business plan
- 1.2 Laytham Farm is located two kilometres north of the village of Newton within the Forest of Bowland AONB. A number of villages are within a short distance of the site including Slaidburn 1.5km to the South East. The nearest town is Clitheroe 10km to the south.
- 1.3 The farm consists of 120 acres of in by land with additional fell rights on Burn Fell. A further 130 acres of winter grazing are rented off site. The farm presently has a commercial sheep flock around 1000 head consisting of mule gimmers for fat lamb sales and associated followers. There is an existing building on site which is used for winter sheep housing. Alongside the building is the main sheep handling facilities.
- 1.4 The existing sheep building is located alongside Back Lane. The farm house is located a further 100yards beyond the main sheep building



- 1.5 In recent years the farm has undertaken substantial environmental improvements including new areas of tree and hedge planting. This has been delivered through a DEFRA Countryside Stewardship project, a plan of which is provided below.

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- 1.6 The existing farm has a limited number of income opportunities. The business has invested in tourism in the past with the development of two holiday cottages but in order to maintain the livestock enterprise the business needs to look at alternative income sources.
- 1.7 The proposal is to invest in a new sheep enterprise. The Forest of Bowland has become one of the main sheep milking areas in the North West. A number of local farms are already producing sheep milk, some of which is processed in the Chipping area. It is through links to existing local producers that the concept of Laythams sheep milk cheese developed.
- 1.8 The proposal is to create a purpose built sheep milking facility for up to 300 Friesland sheep. Often called the "Holstein of sheep breeds", the Friesland is a large framed animal with rams weighing up to 120kg.
- 1.9 In common with most dairy activities the sheep themselves are kept in doors for most of the year in order that milk yield can be maintained. Individual sheep have a 9 month lactation period during which they can produce up to 3 litres of milk per day. It requires 6 litres of milk to produce one kilo of cheese.
- 1.9 To house the sheep and milking parlour a new building is required. In order to avoid environmental health issues a separate, adjoining building is required for processing milk into cheese. The facility will aim to reduce its environmental footprint through the use of renewable power and rain water harvesting. The landscape impact of the proposal will be mitigated through an extensive landscaping plan around the existing and proposed buildings.
- 1.10 Through the development Laythams farm can diversify its income. At least two new full time posts will be created. The new development will also add to the local food offer through the new cheese processing facility. This will support Ribble Valley's reputation as a local food visitor destination. Branding of the product will focus on the environmental credentials of both Laythams Farm and the wider Forest of Bowland AONB.

In summary the project is to create and equip:

- A high quality cheese diversification located on an existing farm enterprise.
- The facility will add to the local food offer reinforcing the areas reputation as a food destination.
- Include a micro renewable power system
- Increase staffing by 2.5 ftes.

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SECTION 2 CONTEXT OF SITE

Assessment

- 2.1** Laythams Farm is located 1.5 km North West of Slaidburn village within the Forest of Bowland AONB. The existing sheep shed lies alongside Back Lane. The site is relatively open although there are a number of existing hedges and trees that will partially screen the development. The surrounding area has a number of large farm holdings with extensive agricultural buildings. This includes Burn House Farm to the west and Proctors to the south. There are no immediate neighbours other than Laythams farm itself. The nearest residential properties are at Burn House 1km to the North West.
- The proposed development will require an investment of nearly £250,000 in an upland farm. The project will create 2.5 FTE posts and provide a new locally produced cheese that adds to Ribbles Valley's food offer.

- 2.2** No public footpaths are present within the site.

Involvement

- 2.4** No contact has been made with the Local Planning Authority in respect of pre-application advice.

Evaluation

- 2.6** Laythams farm buildings are located alongside Back Lane providing easy access on and off site. The decision was taken to locate the new buildings alongside the existing building so that the main mass of farm activity is located on one site. For the enterprise to operate efficiently the sheep housing and dairy needs to be located directly alongside the existing winter housing so that sheep can move between buildings without the need for road transport. The bulk tank for the parlour is located in the south east corner of the new sheep building.
- 2.7** Sheep milk is very sensitive to pumping. The milk needs to be transferred from the bulk tank to the cheese processing facility through gravity rather than pump. In addition there needs to be physical separation between the livestock areas and the cheese processing areas on environmental health grounds. This is the reason for locating the cheese processing area in a separate building located in close proximity to the bulk tank from where the milk can be gravity fed.
- 2.8** The main planning issue with the proposed development is the open landscape surrounding the holding within the AONB. The size of the buildings have been kept to a minimum with roof heights kept as low as possible. Building materials have been used that mirror surrounding agricultural buildings. An extensive landscape plan has also been provided that will improve the screening of the site in addition to the existing hedges and trees.
- 2.9** The development aims to minimise its carbon footprint. The intention is to use PV panels on the south facing slope of the cheese building. PV is most efficient on a roof pitch of 38°. This would create a very high roof. As a compromise the pitch has been reduced to 30°.

Design

- 2.10 The design will utilise the vernacular features of the surrounding farm buildings and include natural materials wherever economically possible. Roof materials will be fibre cement profile sheeting with walls constructed of block and Yorkshire board for the main sheep building. The cheese processing building will also use fibre cement on the roof with rough cast block work on the north, east and west elevations. The south facing elevation facing the road will be stone clad.
- 2.11 The car parking area and access track around the building will be concrete to match the existing concrete yard areas.
- 2.12 The general design principles have been to create a building in sympathy with the vernacular style of surrounding farm buildings. The development will create a facility for a rural business which will bring economic benefits to the rural area.

SECTION 3 DESIGN PRINCIPLES & CONCEPTS

Use

- 3.1 The conversion will create a new sheep milking and cheese processing facility located on an existing farm holding.
- 3.2 The unit will be used for agricultural use only.

Amount

- 3.3 The total footprint of the proposed buildings is 1024m². The sheep building will extend to approximately 893m² with the cheese processing building extending to 131m².

Layout

- 3.4 The footprint of the building has been kept to the minimum area that meets the functional requirements of the development. The internal layout has been designed to allow for both livestock movements between buildings and milk to move from one building to another without the need for pumping.

Scale

- 3.5 The proposal represents a modest scale of development relative to other livestock enterprise in the locality. As will be described within the planning policy report the scale has been kept to the minimum required for the proposed use. The site location within the AONB requires minimum impact. The supporting business plan demonstrates that the proposed scale of the facility is financially viable.

Landscaping

- 3.6 The site already has significant levels of landscaping with hedges and trees surrounding the site. Additional screening will be provided through the landscaping plan provided. All

proposed hedge and trees will be native species that match those within the landscape character area of the development

Appearance

- 3.7 The external appearance of the building will maintain the appearance of the surrounding farm buildings. The roof will be constructed of fibre cement panels with the roof line being kept to a minimum height. All walls of the sheep building will be block and yorkshire board. The cheese processing building will be rendered block with stone cladding to the front elevation. The roof will mirror the sheep building with matching fibre cement sheeting.
- 3.8 The impact of the development on the openness of the countryside and character of the area will mitigated through the additional landscaping proposed around the development

SECTION 4 ACCESS

An Accessible Environment

- 4.1 In the context of a farm diversification the proposed development maintains an accessible environment
- 4.2 The site is accessed directly off Back Lane. The layout of the buildings is designed to allow agricultural access of livestock and machinery to the rear with general staff and delivery access to the front.

Vehicular and Transport Links

- 4.3 Laythams Farm is located 2 km north of Newton village and is accessed via the ungraded Back Lane.
- 4.4 The main movements on and off site will be associated with staff. These will be drawn from the two local villages of Slaidburn and Newton. The closest public transport connections are by bus from Slaidburn and Newton.

Access and Movement Patterns

- 4.5 Vehicles will be restricted to the designated parking area. The recommended parking standard is for one parking space per 45m² for B2 use. The total area of the cheese processing building is 112m² requiring 3 parking spaces. The site will provide six parking places to accommodate both the cheese processing staff and the staff associated with the livestock enterprise.

- 4.6 The following table provides an estimate of present and predicted vehicle movements

Daily vehicle movements	
Present	
staff	2
Livestock/deliveries	0.5
Proposed	
staff	4
Livestock/deliveries	1

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- 4.7 Overall total vehicle movements are predicted to increase but the increase will be minimal in relation to existing movements. As the additional staff will be recruited from the local villages they are likely to access the site by foot or bike.
- 4.8 Due to the nature of the business the timing of vehicle movements will vary however most movements will take place during the day.

Emergency Services Access

- 4.8 Access for emergency services is good and will not be affected by the development.

Commitment to Design & Access Process

- 4.9 The Design and Access Statement will be seen as a working document and will be maintained through the planning and development stages.

SECTION 5 PLANNING POLICY CONTEXT

Planning History

- 5.1 The Ribble Valley Council's website shows the site to have the following recent planning history:

3/2010/0805/P - Retrospective application for the overhaul of an existing small agricultural building to allow continued use

3/2010/0061 - Proposed 6kw wind turbine

3/2008/0391 - Conversion and extension of barn to form holiday let accommodation.

Revised application to cover additional rebuilding work to barn Approved consent ref:

3/2007/0842P

3/2007/0842 - Conversion and extension of barn to form holiday let accommodation.

Revised scheme and renewal of consent 3/2007/0409P

3/2007/0409 - Conversion and extension of barn to form holiday let accommodation.

Revised scheme and re-submission of 3/2006/0987P

Planning Policy Framework

- 5.2 Relevant planning policy and guidance in the determination of this application can be identified as being contained within Planning Policy Guidance Notes & Statements (PPGs & PPS's), Government circulars, North West of England Plan - Regional Spatial Strategy to 2021, (RSS) and the Ribble Valley Local Plan

Planning Policy Statement 1 (PPS1)

- 5.3 This deals with general policy and principles that apply to the planning system and states that applications should be determined having regard to the provisions of the development plan. Applications that accord with the provisions of the development plan carry with them a presumption in their favour. Conversely those that do not accord with the development plan must be determined accordingly. The key principle is that of sustainable development.

Planning Policy Statement 7 (PPS7)

- 5.4 The guidance relevant to the application and contained within PPS7 is highlighted below.

Objectives:

The Government's objectives for rural areas that are relevant to this Planning Policy Statement (PPS) are:

Key Principles:

1. Sustainable development is the core principle underpinning land use planning. The following key principles should be applied in combination with all the policies set out in this PPS:

(i) Decisions on development proposals should be based on sustainable development principles, ensuring an integrated approach to the consideration of:

- social inclusion, recognising the needs of everyone;*
- effective protection and enhancement of the environment;*
- prudent use of natural resources; and*

– maintaining high and stable levels of economic growth and employment

(vi) All development in rural areas should be well designed and inclusive, in keeping and scale with its location, and sensitive to the character of the countryside and local distinctiveness

The proposed development will allow an existing rural business to expand its sales and staff numbers within the existing site. The development has been designed around the minimum amount of space required and employs traditional farm building materials in keeping with the rest of the site. The use of Photovoltaic power will ensure it minimises the environmental impact of the new building.

Specific to farm diversification PPS 7 states:

27. The Government recognises the important and varied roles of agriculture, including in the maintenance and management of the countryside and most of our valued landscapes. Planning policies in RSS and LDDs should recognise these roles and support development proposals that will enable farming and farmers to:

- (i) become more competitive, sustainable and environmentally friendly;*
- (ii) adapt to new and changing markets;*
- (iii) comply with changing legislation and associated guidance;*
- (iv) diversify into new agricultural opportunities (e.g. renewable energy crops); or*
- (v) broaden their operations to 'add value' to their primary produce*

The project is an added value diversification through cheese production. Sheep milk cheese is a developing market that links to the local food agenda. It will be delivered through micro renewable technology creating a sustainable development for the future.

Planning Policy Statement 4 (PPS4)

5.5 POLICY EC6: Planning for economic development in rural areas

EC6 1 Local planning authorities should ensure that the countryside is protected for the sake of its intrinsic character and beauty, the diversity of its landscapes, heritage and wildlife, the wealth of its natural resources and to ensure it may be enjoyed by all

Although the proposal is for a new building the site is already established as a commercial sheep farm. The new buildings are to be constructed from traditional materials including Yorkshire board for the main building and a stone front to the cheese processing building. An extensive landscaping plan will screen the building.

North West of England Plan – Regional Spatial Strategy to 2021

5.6 Policy RDF 2 which deals with the general development issues recognises the need for diversification of the rural economy.

Policy RU2 – Diversification of the Rural Economy recognises the continuing need for diversification and further development of the rural economy that:

- 'maintains viable and sustainable local communities'
- 'respects particular environmental sensitivity and distinctiveness'

The project is a farm diversification proposal that will support local employment and add to the local food offer.

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Ribble Valley District wide Local Plan.**5.7 General policies.**

Policy G1– All development proposals will be expected to provide a high standard of building design and landscape quality. Development which does so will be permitted, unless it adversely affects the amenities of the surrounding area.

In determining planning applications the following criteria will be applied:

- (a) Development should be sympathetic to existing and proposed land uses in terms of its size, intensity and nature.*
- (b) The likely scale and type of traffic generation will be assessed in relationship to the highway infrastructure and the proposed and existing public transport network. This will include safety, operational efficiency, amenity and environmental considerations*
- (c) Developments should make adequate arrangements for car parking (see Policy T7).*
- (d) A safe access should be provided which is suitable to accommodate the scale and type of traffic likely to be generated*
- (e) The density, layout and relationship between buildings is of major importance. Particular emphasis will be placed on visual appearance and the relationship to surroundings as well as the effects of development on existing amenities*
- (f) Developments should provide adequate arrangements for servicing and public utilities*
- (g) Developments should provide adequate day lighting and privacy.*
- (h) Materials used should be sympathetic to the character of the area*
- (i) Developments should not result in the loss of important open space including public and private playing fields.*
- (j) Developments should not damage SSSI's, County Heritage Sites, Local Nature Reserves or other sites of nature conservation importance.*
- (k) Development should not require culverting, artificial channelling or destruction of a watercourse. Wherever possible watercourses should be maintained within a reasonable corridor of native vegetation.*

The existing land use is based around upland sheep farming. The proposed development is an addition to the existing farm use. Traffic generation will be minimal as the enterprise will produce and process its own sheep milk (See Access section above). The proposed buildings sit alongside the existing sheep housing. An extensive landscape plan is incorporated into the design. The buildings themselves will be constructed of traditional materials in keeping with the proposed use including Yorkshire board for the sheep housing and a stone faced building for the cheese processing area. As described in the supporting ecological and landscape statement there will be no adverse impacts on local biodiversity or ecology.

5.8 POLICY G5 Outside the main settlement boundaries and the village boundaries planning consent will only be granted for small-scale developments which are:

- i) essential to the local economy or the social well being of the area; or*
- ii) needed for the purposes of agriculture or forestry; or*
- iii) sites developed for local needs housing (subject to Policy H20 of this plan); or*
- iv) small scale tourism developments and small scale recreational developments appropriate to a rural area subject to Policy RT1; or*
- v) other small-scale uses appropriate to a rural area which conform to the policies of this plan*

The policy recognises the need to protect the countryside from inappropriate development. In doing so, it must be accepted that the countryside is a working area and a source of many Ribble Valley

resident's livelihoods. As such it is subject to change and to development pressures. If properly managed, these can be accommodated without harming the basic character of the area

The development is a farm diversification proposal. The main sheep building is for agricultural use with the cheese processing building being an added value farm diversification. Through the development 2.5 new posts will be created for local staff.

ENVIRONMENT

5.9 Policy EN1 Forest of Bowland AONB

The landscape and character of the Forest of Bowland Area of Outstanding Natural Beauty will be protected, conserved and enhanced. In addition development will also need to contribute to the conservation of the natural beauty of the area. The environmental effects of proposals will be a major consideration and the design, materials, scale, massing and landscaping of development will be important factors in deciding planning applications (see Policy G1). The protection, conservation and enhancement of the natural environment will be the most important considerations in the assessment of any development proposal. Regard will also be had to the economic and social well-being of the area

The proposal is located within the Forest of Bowland. Due to the sites location in an 'open landscape' extensive landscaping will be provided that supplements the existing hedge and tree planting. The building will utilise traditional materials in keeping with the setting and incorporate a micro renewable power system to minimise its CO2 impact. Through the development the sheep milking enterprise will create local employment opportunities and create a new niche food product. This will create wider benefits to the tourism sector by reinforcing the Valleys local food offer.

5.9 Policy ENV7

Development proposals which would have an adverse effect on wildlife species protected by law will not be granted planning permission, unless arrangements can be made through planning conditions or agreements to secure the protection of the species

The proposal will have no adverse effect on protected species.

5.10 Policy ENV 13 Landscape Protection

The Borough Council will refuse development proposals which harm important landscape features including traditional stone walls, ponds, characteristic herb rich meadows and pastures, woodlands, copses, hedgerows and individual trees other than in exceptional circumstances where satisfactory works of mitigation or enhancement would be achieved, including rebuilding, replanting and landscape management.

The supporting ecological statement indicates that there will be no adverse impact on the surrounding biodiversity. There will be no impact on any of the specified features.

5.11 Policy ENV25

In assessing proposals for renewable energy schemes, the Borough Council will have particular regard to the following issues:

(i) The immediate and wider impact of the proposed development on the landscape; and AONB in particular the need to protect features and areas of natural, cultural, historic and archaeological interest;

(ii) the measures that would be taken, during and after construction, to minimise the impact of the development on local land use and residential amenity;

(iii) the local and wider benefits the proposal may bring; and

(iv) the fact that certain renewable energy resources can only be harnessed where the resource occurs.

The cheese processing building is orientated to provide maximum energy from the proposed PV panels. PV has been selected as the most appropriate form of renewable power. The alternative would have been wind but due to the open landscape this would have had additional landscape impact within the AONB. There are no immediate residential properties other than those in the ownership of the applicant.

5.12 Policy EMP12 Agricultural Diversification

Proposals for agricultural diversifications will be approved, subject to other policies within the Local Plan and provided they are appropriate in both scale and character to the rural areas of Ribble Valley and do not compromise its natural beauty.

The project is a farm diversification proposal for Laythams Farm. The design and use is an extension to the existing sheep farming enterprise and will add value to the primary product produced on farm. A full Business Plan supports the application and demonstrates that the proposal is economically viable.

5.13 Policy T1 Transport and Mobility

In making decisions on development proposals the local planning authority will attach considerable weight to:

- the availability and adequacy of public transport to serve those moving to and from the development;*
- the relationship of the site to the primary route network;*
- the provision made for access to the development by pedestrian, cyclists and those with reduced mobility.*
- proposals which promote development within existing developed areas at locations which are highly accessible by means other than the private car;*
- proposals which strengthen existing town and village centres which offer a range of everyday community shopping and employment opportunities by protecting and enhancing their viability and vitality;*
- proposals which locate developments in areas which maintain and improve choice for people to walk, cycle or catch public transport rather than drive between homes and facilities which they need to visit regularly;*

In relation to Policy T1 the following factors are relevant:

- Public transport is very limited throughout the AONB.
- Most of the staff will be from either Newton or Slaidburn so the site will be accessible by either foot or cycle.
- As the project will create 2.5 new posts the proposal will strengthen Slaidburn and Newton villages in terms employment provision.

5.13 Policy T7 Parking

All development proposals will be required to provide adequate car parking and servicing space

The regional standard for a industrial buildings is one parking space per 45sq meters. The total area of space associated with the cheese processing facility is 112m2. This equates to a requirement for 3 parking spaces. The plans provide for six new parking spaces. These have been provided directly off the highway.

- 5.14** Ribble Valley Council is at an early stage in the replacement of their Local Plan with a new folder of documents known as a Local Development Framework. It produced a six page 'Issues and Options' leaflet for public consultation some years ago and has carried out a range of evidence gathering work. More recently, in July 2010, the Council approved a draft document for a further consultation stage. The key element of the document was the presentation of the strategic options for the location of development in the Borough. Given the early stage that this work has reached, no regard can currently be given to the Local Development Framework as a source of policy guidance.

5.15 Summary of Planning Policy Issues

- The proposal is a farm development that includes a main agricultural building and an associated cheese processing facility that will only use home produced milk.
- The design is in keeping with the location and will take place alongside the existing commercial sheep enterprise.
- The development lies close to the villages of Slaidburn and Newton and will service the local need for employment opportunities.
- The building has been designed to the highest environmental standards including the provision of low carbon power systems.
- Traffic impact will be minimal and sufficient car parking will be provided.
- The new development will create a unique local food product within the AONB that will benefit the Valleys wider aspirations as a food destination.

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SECTION 6 CONCLUSION

- 6.1 The proposed development represents a small scale project which will diversify an existing upland farm and create a new local food product that reinforces the areas landscape and farming heritage. The scale, design and materials are appropriate to the location and sympathetic to the surroundings. The landscape impact will be mitigated through an extensive landscape improvement plan.
- 6.2 The proposal will provide an investment in the areas farming and food economy, create 2.5 new full time posts and be delivered in a sustainable manner that includes the incorporation of a micro renewables power system.
- 6.2 The proposals have been fully assessed in regard of all relevant planning policies and issues. The development conforms to these policies and will be an asset to the District in achieving its social, environmental and economic goals. In light of these factors we consider that there should be no obstacles to the granting of planning permission for the development applied for.

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ECOLOGICAL SURVEY & PROPOSED LANDSCAPING SCHEME

Laythams Farm
Back Lane
Slaidburn

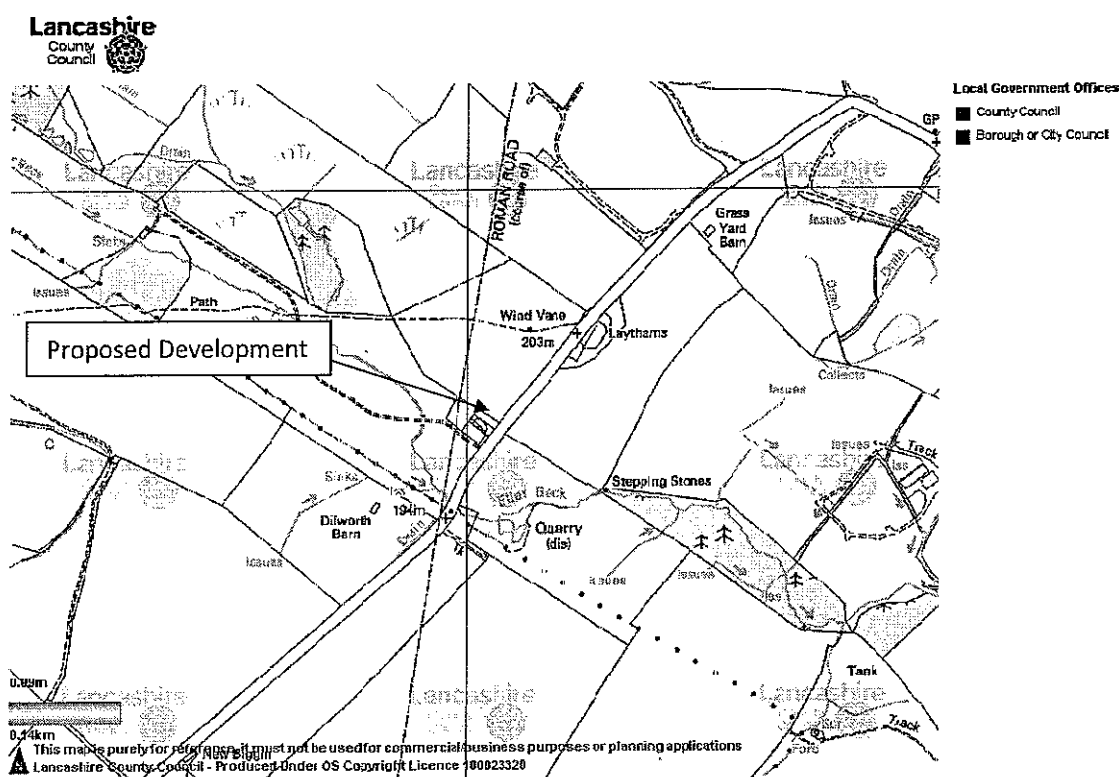
John Metcalfe (BSc Hons Ecology)

Ecological Statement

1.0 Introduction

This assessment will evaluate the potential ecological impacts of a proposed development for a sheep milking building and ancillary cheese dairy at Laythams Farm, Back Lane, Slaidburn. The survey involves a walk over survey of the site and species list of the vegetation and hedgerow plants.

2.0 Location



The proposed development site is located on the northern side of Back Lane, adjacent to an existing sheep building and handling facility. The area is located within the Forest of Bowland AONB and is classed as severely disadvantaged. Nature on the Map shows no priority BAP habitats in the area.

3.0 Site Description

The development area is located within a parcel of improved agricultural grassland. A hawthorn hedgerow runs along the roadside boundary to the south of the site. The hedgerow is approximately 2 metres high and has not yet been laid.

- 3.1 The grassland is grazed by cattle and sheep and is dominated by rygrass with occasional ruderal weeds. Species recorded within the site include:

Rygrass	<i>Lolium perenne</i>
Rough stalked meadow grass	<i>Poa pratensis</i>
Yorkshire fog	<i>Holcus lanatus</i>
Creeping bent	<i>Agrostis stolonifera</i>
Annual meadow grass	<i>Poa annua</i>
Mouse ear	<i>Cerastium fontanum</i>
Chickweed	<i>Stellaria media</i>
Common thistle	<i>Cirsium arvense</i>
Nettle	<i>Urtica dioica</i>

4.0 Conclusion

The proposed development will involve the expansion of the built environment adjacent to the existing building and handling pens. No important habitats or wildlife species will be affected by the development.

The development will include a significant landscaping scheme which will provide new hedgerow and native species tree planting. When this landscaping is developed new habitat and corridors for wildlife will be created. Details of landscaping proposals are included below.

PROPOSED LANDSCAPING

1.0 Introduction

To mitigate the visual impact of the proposed development at Laythams Sheep Dairy, a landscaping scheme will be implemented including native tree and hedgerow planting. The attached plan shows the extent of the planting area and species included in the scheme.

2.0 Hedgerow

Hedgerow planting will be conducted in two areas. North of the development a new boundary will be created extending to 88 metres. Along an existing boundary to the southwest of the existing sheep building a further 22 metres will be planted.

Species will include:

Hawthorn	<i>Crataegus monogyna</i>
Blackthorn	<i>Prunus spinosa</i>
Holly	<i>Ilex aquifolium</i>
Dog Rose	<i>Rosa canina</i>

The hedgerow will be planted in a staggered double row at 6 plants/m. All planting material shall generally be planted between November and March in open cool weather. Planting shall not take place in frosty, snowy or waterlogged conditions.

3.0 Tree Planting

Tree and shrub planting will be implemented along the internal northern boundary and to the west of the site. Along the existing roadside hedgerow a number of boundary trees will be included. Whips and standard trees will be chosen from native stock and planted at appropriate spacing and providing adequate protection.

3.1 Planting of Trees

The tree shall be set upright and the same depth as grown in the nursery, the roots shall be spread out and the topsoil, or compost/topsoil mixture, backfilled. Backfilling should be done to ensure close contact between roots and by firming in layers.

3.2 Tree Ties and Stakes

Trees shall be twin staked with cross bar. Ties shall be approved nail-on type with cushioned spacer such as Toms, or other equal and approved. Nails shall be flat headed galvanised and shall hold the ties securely into the stake. Ties shall not be over tight on the tree stems.

3.3 Planting

All planting material shall generally be planted between November and March in open cool weather. Planting shall not take place in frosty, snowy or waterlogged conditions. Where approved, pot or container grown plants may be planted outside the described season, but

adequate watering shall be supplied. Torn or damaged roots and branches shall be clearly pruned prior to planting.

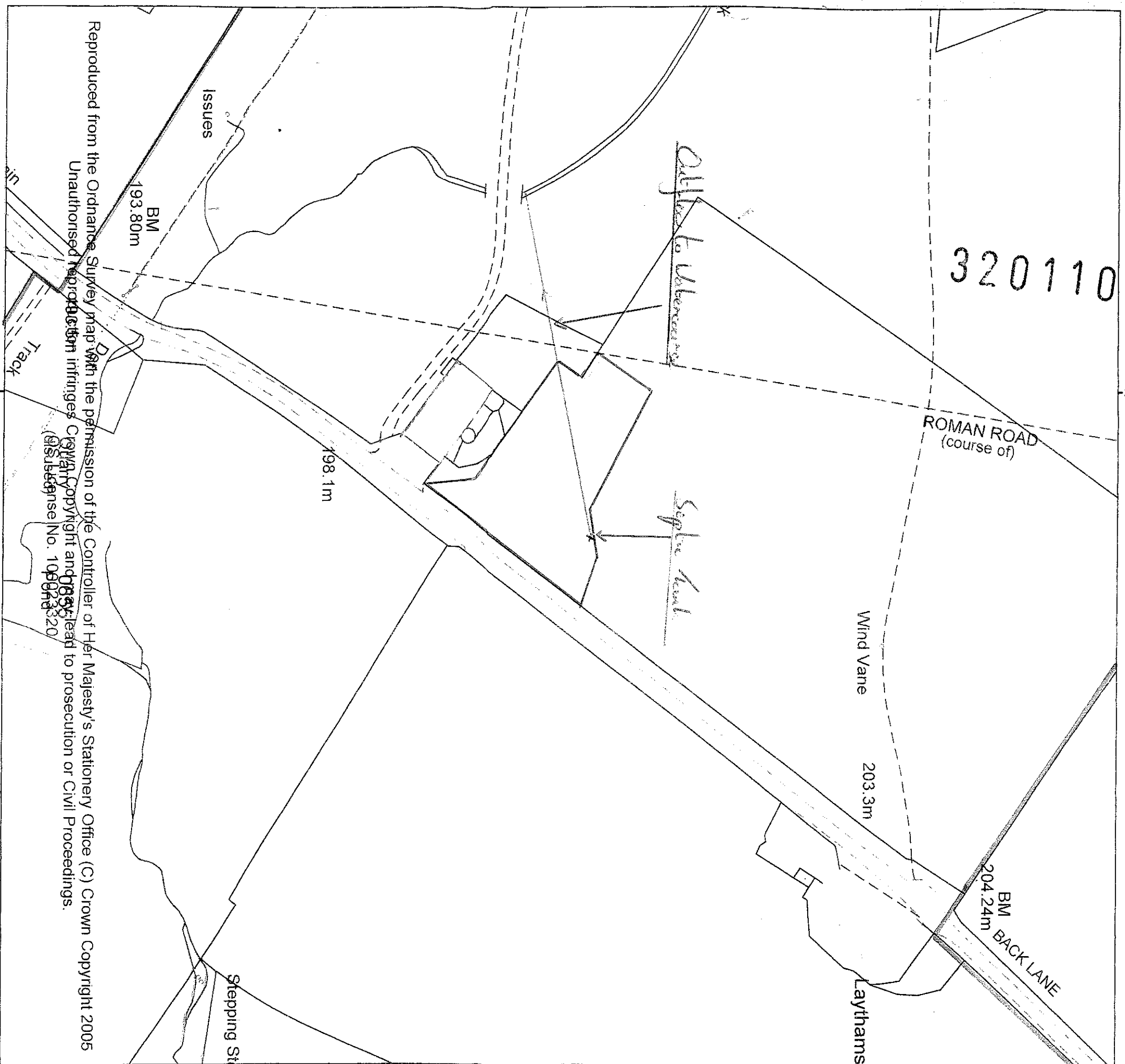
Tree Species:

Oak	<i>Quercus robur</i>
Ash	<i>Fraxinus excelsior</i>
Field Maple	<i>Acer campestre</i>
Birch	<i>Betula pendula</i>
Alder	<i>Alnus glutinosa</i>
Crab apple	<i>Malus sylvestica</i>
Wild cherry	<i>Prunus avium</i>

SD

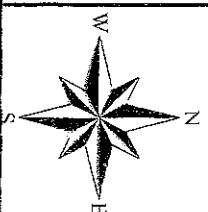
LOCATION MAP

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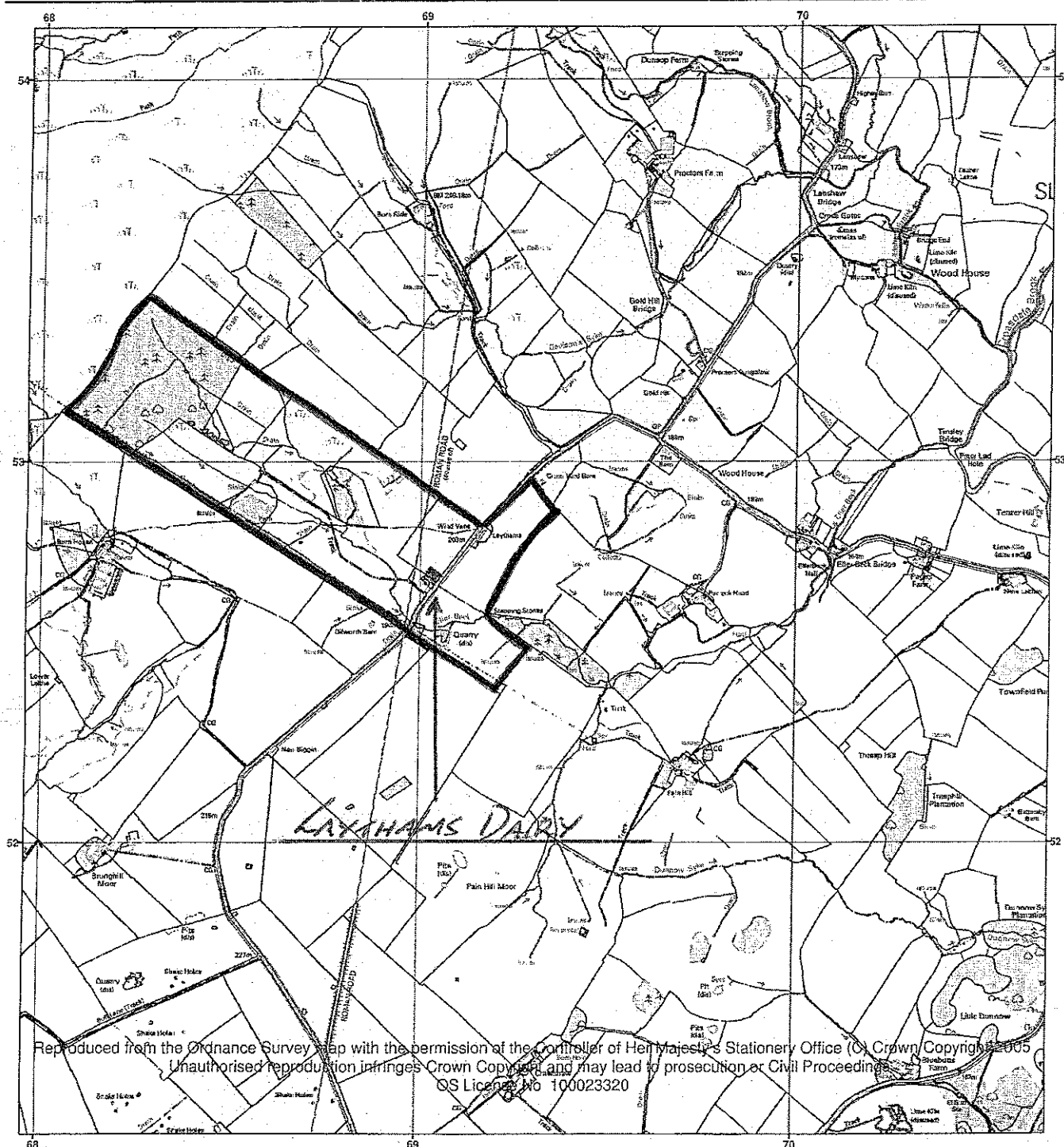
Key

Location San Williams Desert

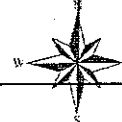
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LOCATION MAP

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LANCASHIRE
Rural Futures

Scale: 1:10,000



Map produced by:

Data Map produced:

Location Plan Laythams Dairy

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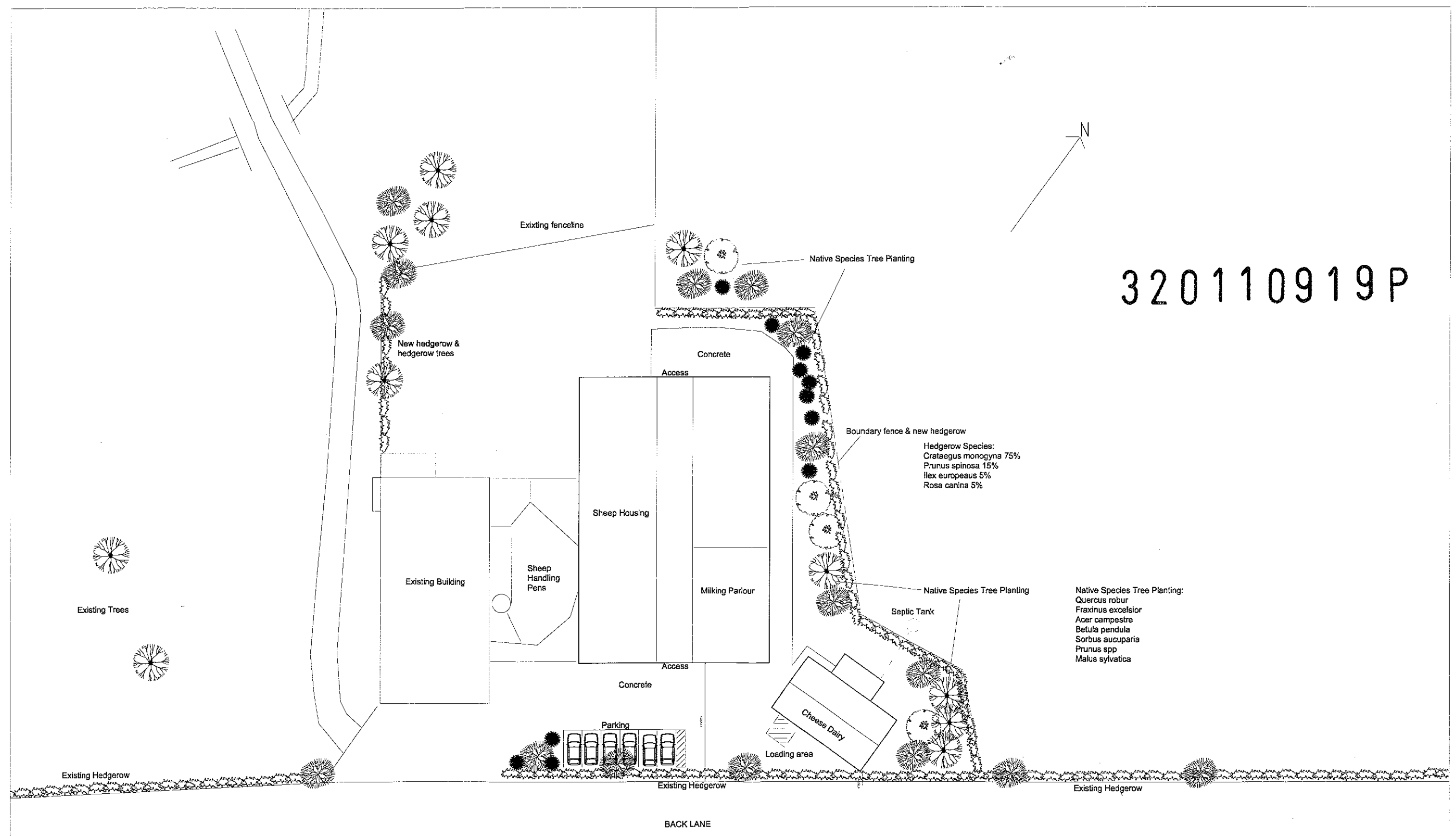


Drawn by; Rural Futures

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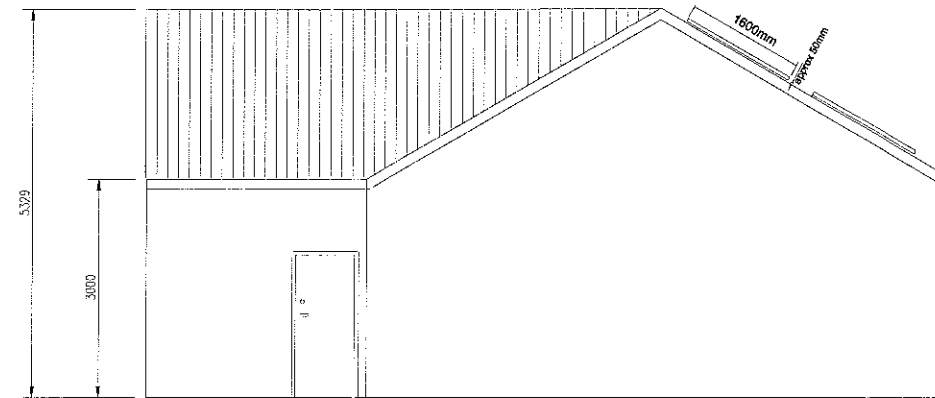
Drawing Number; LSD/SP LAYHAMS SHEEP DAIRY SITE PLAN (EXISTING)

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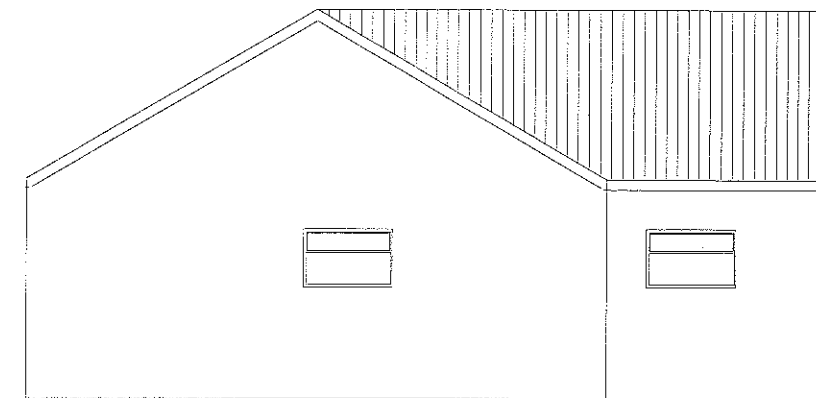


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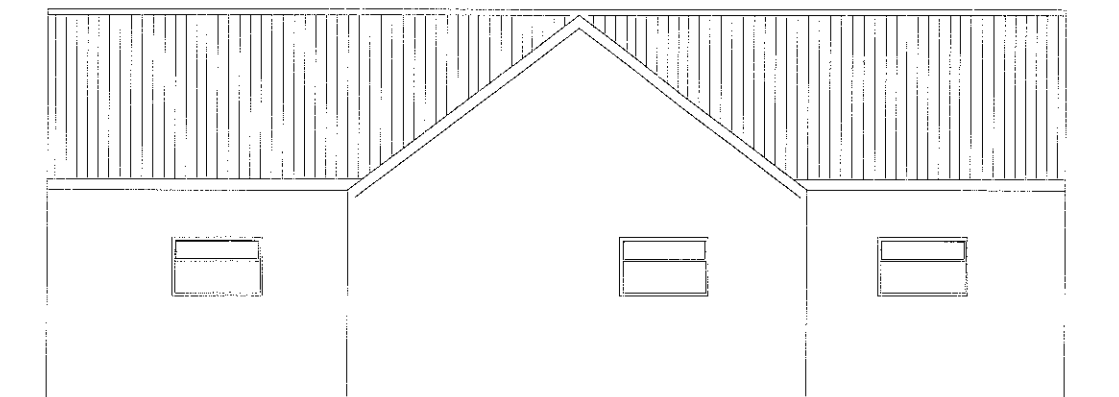
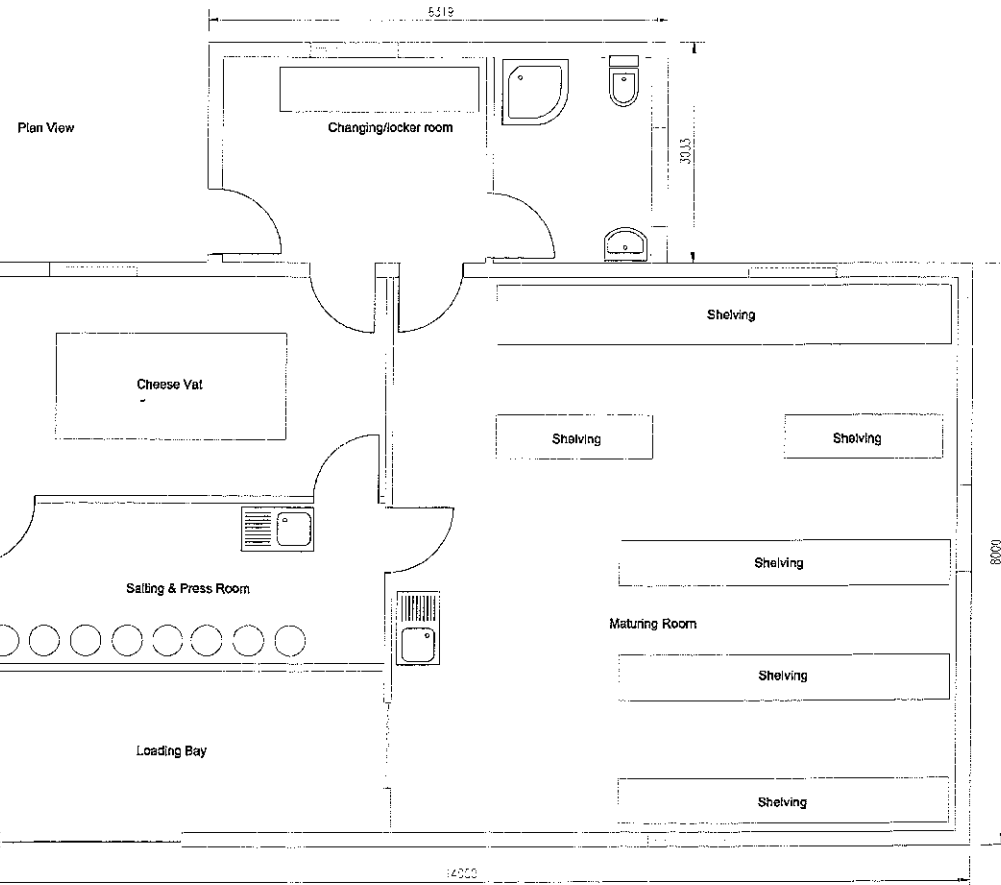
Materials:
 Roof - Eternit Farnscape Profile Sheets
 (South Pitch - Solar PV Arrays)
 Walls - South Elevation - Stone cladding
 - N, E & W - Rough cast plaster
 Windows - Wood
 Doors - Wood
 Roller Door - Wood effect



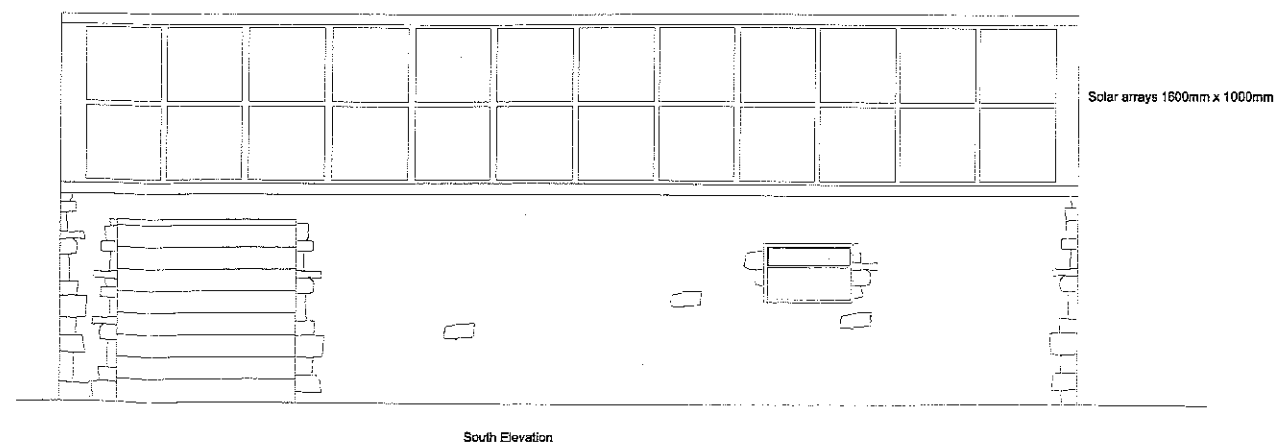
West Elevation



East Elevation

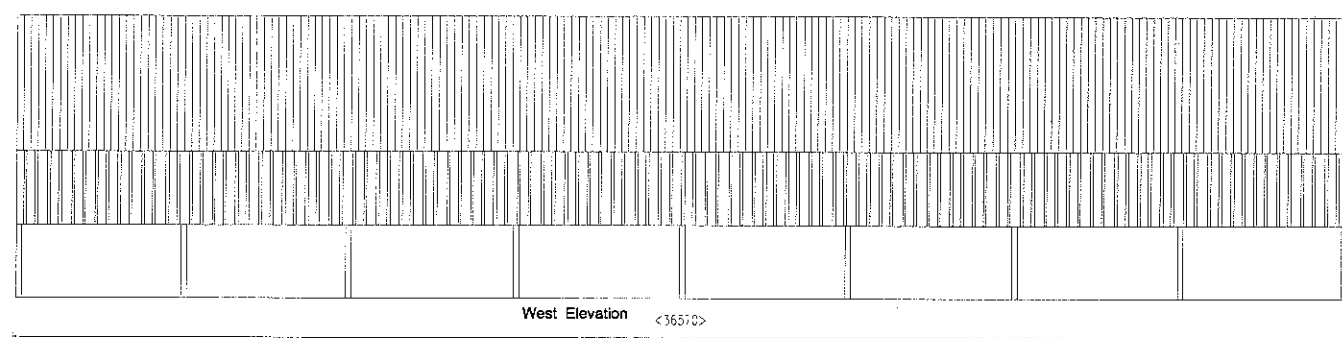
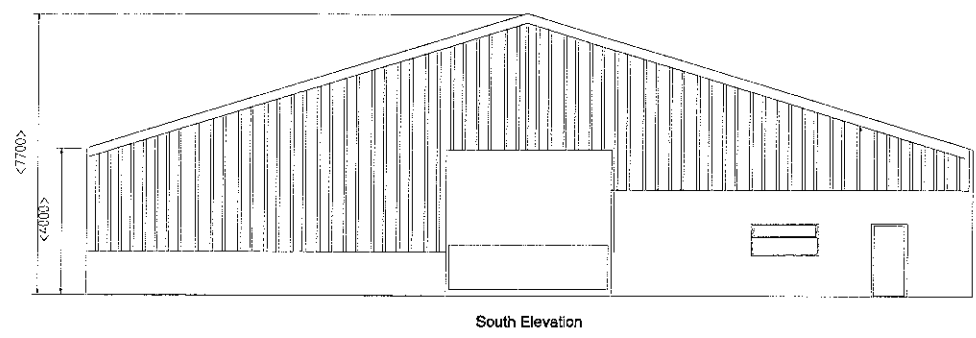
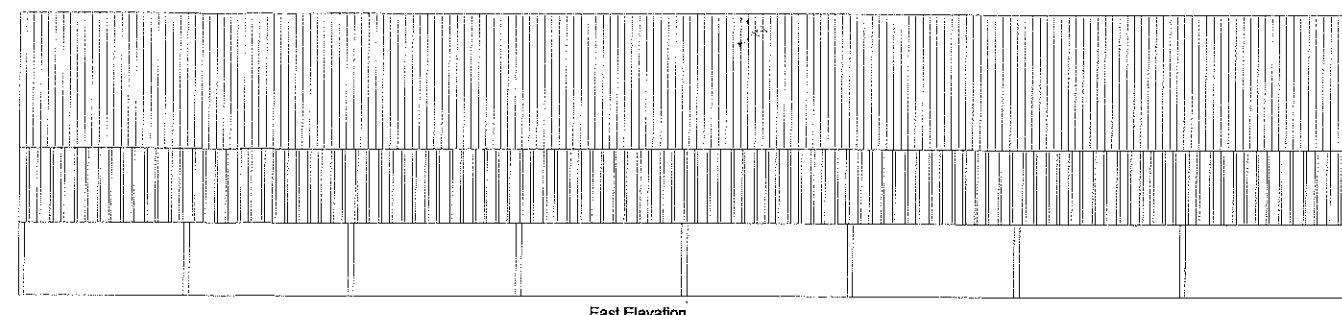
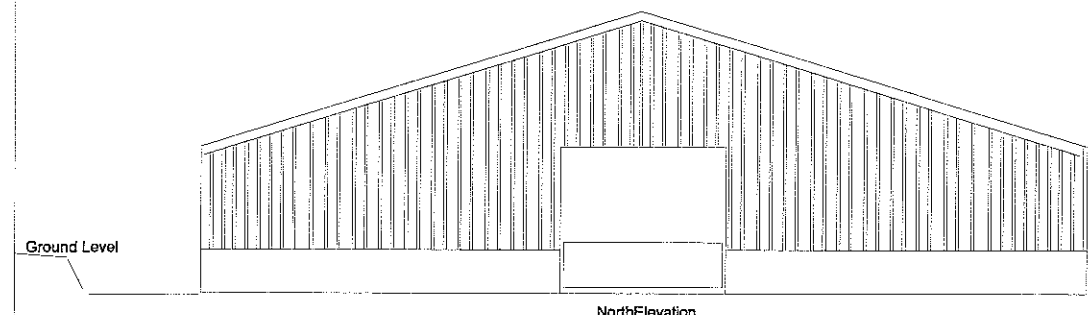


North Elevation



South Elevation

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Materials:
 Timber Framed Structure
 Roof - Eternit Farnscape Profile
 Fibre Cement
 Walls - Concrete block walls clad
 above with Yorkshire Boarding to
 eaves and ridge



Proposed Package Treatment Plant

Under Circular 03/99 Planning Requirements in Respect of the Use of Non Mains Sewerage Incorporating Septic Tanks in New Development the following information has been provided.

i) Alternative disposal options:

The nearest mains sewage is 2km to the South East at Slaidburn. This leaves two options; either a septic tank or some form of treatment plant. The applicant has looked at various providers of sewage treatment plant and has decided that the Matrix Treatment plant provides the highest levels of efficiency.

ii) Final Discharge:

The treatment plant will discharge into the existing field drain to the south of the site. From here it passes through a culvert into a small stream which then feeds into Croasdale Brook approximately 1 km to the east of the site. Subject to planning approval the applicant will apply to the EA for a discharge permit for the treatment plant. Details of the proposed plant are provided below.

iii) Assessment of Discharge:

A Matrix CLF 1 will be utilised. This is rated for six persons. This system provides a maximum flow rate of 1.2m³ per day into the discharge point. Maximum BOD from this system is estimated at 0.36kg/day.

The proposed Matrix Treatment plant provides an efficient, reliable, sewage treatment system for all residential, commercial and industrial applications. With the imminent implementation of mandatory legislation, the MATRIX treatment plant has undergone extensive independent testing in accordance with EN12566-Pt 3 making it fully compliant with the New European Standard.

The Matrix treatment plant is a very tough impact resistant tank with outstanding performance and exceptional effluent quality.

- Industrial grade propylex body with high impact resistance
- Stable base for stability and ease of handling and storage
- Compact design for easy handling and installation
- BS EN 12566 – PT3 (tested and certified to the new European Standard)
- Average performance rating up to 97% efficiency
- BOD, SS & NH4 up to 98.8% efficiency based on maximum individual results
- Failure alarm systems as standard
- Can operate when submerged
- No mechanical or electrical parts in the plant
- No visual intrusion. Flat, flush ground covers suitable for 1 tonne load.
- Low running and maintenance costs.
- Simple non specialised maintenance

Louise Blatchford

From: John Welbank [JohnW@ruralfutures.co.uk]
Sent: 08 November 2011 09:33
To: Louise Blatchford
Cc: Lesley Lund
Subject: RE: Planning application - Laythams Farm, Back Lane, Newton
Follow Up Flag: Follow up
Flag Status: Red
Attachments: Wenner siteplan2.pdf; Wenner Existing.pdf; Package Treatment.docx; solar_roof_mounted_crop.jpg

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Louise

Put together the additional information requested. See below.

J

John Welbank MRICS

ruralfutures

Tel. 01995 600724

Mob. 07970 544691

e. johnw@ruralfutures.co.uk

web. www.ruralfutures.co.uk

From: Louise Blatchford [mailto:Louise.Blatchford@ribblevalley.gov.uk]
Sent: 07 November 2011 14:29
To: John Welbank
Cc: Lesley Lund
Subject: Planning application - Laythams Farm, Back Lane, Newton

Dear John

RE: Establishment of new sheep milking dairy and associated cheese processing facility
 AT: Laythams Farm, Back Lane, Newton

Thank you for your application which we received on Wednesday 2nd November 2011. The application has been vetted and the following information is required before it can be validated:

- Question 11 of the application form has been answered to say that foul sewage will be disposed of by septic tank but is not connecting to the existing system. If a new tank is being installed please can you provide a specification/manufacturer's details of the proposed tank. See attached details of sewage treatment plant.
- Part B of question 25 has been completed - please can you confirm whether or not the applicant is the sole tenant? The applicant is the owner and occupier. He is not a tenant and there is no tenant on the farm. The Certificates don't include a box for this scenario
- The 1:10,000 plan is fine for showing the land ownership but we also need a location plan at a scale of 1:1250 or 1:2500. Location plans should be an up-to-date Ordnance Survey extract at a scale of 1:1250 or 1:2500 with a North point inserted. The properties shown should be numbered or named to ensure that the exact location of the application site is clear. The application site must be edged clearly with a red line and should include all land necessary to carry out the proposed development. A blue line should then be drawn around any other land owned by the applicant, close to or adjoining the application site. 4 sets of 1:1250 Location Plan in the post
- On the 1:200 site plan please can you mark on the dimensions from the proposed buildings to the site boundaries. If possible it would also be helpful to have an existing site plan. Attached
- Please can you provide technical details/specification for the proposed solar panels on the cheese processing facility. This needs to indicate the power output of the panels, the colour of the panels and any framework they may sit in. Final selection of panels has not been made but at this stage the proposed system will be supplied by Segen. Power output of 24 panels is estimated at 3,500Wh per annum. Panels are black, mounted on roof rails (See attached photo). The depth of the panels is indicated on the cheese

08/11/2011

building elevation drawing.

- Finally, please can you complete and return the attached agricultural information form. (In the post)

I would be grateful if you could send the above information by 21st November 2011 so that we can continue to process the application. The application has been made invalid until all the information has been received. Please quote ref. no. 1064 in any reply.

If you need any assistance please do not hesitate to contact me.

Kind regards
Louise

Louise Blatchford
Technical Admin Assistant
Planning Department
Ribble Valley Borough Council

Best in the country for customer satisfaction – 94 per cent of Ribble Valley residents are satisfied with life in the borough (Place Survey 2009)

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