

5771
CB

Tel (01772) 530731
Fax (01772) 533550
Email wayne.selway@lancashire.gov.uk

Miss Claire Booth
Ribble Valley Borough Council
Council Offices
Church Walk
Clitheroes
Lancashire
BB7 2RA

Your ref
Our ref PG/EVP/WS/3/35/8396
Date: 28 March 2012

Dear Miss Booth

APPLICATION NUMBER 3/2012/0099
MOOR HOUSE FARM, CLITHEROE ROAD, KNOWLE GREEN

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 Mr Allan Lloyd-Haydock of A.L.H. Design Services on behalf of Mr Roy Brown for the erection of an agricultural building. A site visit was whilst the applicant was present and the information provided at this meeting, together with the written submissions, forms the basis of this appraisal.

Background Information

I was informed by Mr Brown that he acquired Moor House Farm about two years ago, with the intention of moving into the house after its renovation. The applicant has subsequently purchased about 14 acres of land at the site and would like to erect an agricultural building for the storage of hay and machinery and the housing of livestock.

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

Agricultural Land

I have been informed that the area of land at the site extends to about 14 acres. All the land is grassland and is in a ring fence. Since acquiring the land, the applicant has created a large pond on part of the land and part of the site is currently undergoing groundworks. Mr Brown informed me that there is also about 6 acres of land at his current address in Broughton which is used to make hay.

Agricultural Enterprise

The applicant does not currently carry out any agricultural activities from the site with the land being rented out to a friend for sheep grazing. Mr Brown explained that he would like to keep sheep and cattle on the site and envisages keeping approximately 40 sheep and 10 beef store cattle, probably of a rare breed variety. In addition, he explained that he would like to acquire some horses that could be ridden by his family.

Existing Buildings

There is currently a stone built house with an attached barn on site. This barn has been used for the storage of a tractor, hay and for wood. In addition there is a former piggery, outhouse and static caravan.

Proposed Development

It is proposed to erect a building as shown on drawing number 110B. The building would be divided into three main uses: a livestock housing area and wood store; two stables and a tack room; and a machinery/hay store with workshop.

Assessment

I note the proposed development is within open countryside on which guidance is provided in policy ENV 3 of the adopted local plan. Guidance is also provided at Policy G5.

The applicant does not currently carry out any agricultural activity from the site, with the land being grazed by livestock belonging to a friend at the time of inspection. I therefore do not consider that there is any justification for a storage or housing facility at the current time.

It should also be noted that the area of land at the application site is small, and the related scale of any activities that could be carried out would also be small and more akin to a hobby activity. I also have concerns that the number of livestock mentioned above could not be sustained. Notwithstanding the comments in the preceding paragraph, if circumstances change, the scale and design of any

Miss Claire Booth

28 March 2012

facilities should reflect the small scale nature of the activity that could be carried out from the site.

The scale of the proposed building is in my mind more akin to a facility that would be found on a larger unit e.g. high eaves height and the proposal for a workshop area. Also the proposed building does not appear to take into account the opportunity for dual uses and it should also be noted that the existing stone barn does provide some storage space. The general appearance/design of the proposed building is also not typical of an agricultural building i.e. concrete walling with Yorkshire boarding above with ease of access.

The proposed site of the building is some distance from the existing barn and house. Whilst the proposed site could be used, other sites closer to the existing buildings may also be suitable.

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

Yours sincerely

Wayne Selway MRICS FAAV
Land Agent