

Director of Community Services
Ribble Valley Borough Council
Council Offices
Church Walk
Clitheroe
BB7 2RA
(FAO Claire Booth)

Tel (01772) 533895
Email nick.bower@lancashire.gov.uk
Your ref CONCE3/2013/0445
Our ref CPG/EST/INB/PA/3/5/8640/LK
Date: 22 July 2013

Dear Ms Booth

**APPLICATION NUMBER 3/2013/0445
HIGHER FLASS FARM, SETTLE ROAD, BOLTON BY BOWLAND
GRID REFERENCE 790530**

I have been forwarded additional information in support of this planning application as follows:-

1. Letter dated 12 July from Caroline Sunter of David Hill who prepared the Agricultural Statement dated April 2013 on behalf of the applicants.
2. Letter dated 11 July from Jane Chapman of Richard Turner and Son.

The letter dated 12 July provides comments in rebuttal to my letter to you dated 24 June 2013 and the letter dated 11 July confirms that the applicants have registered their interest to rent land which becomes available. In light of this information you have sought my comments as to whether this should alter my earlier advice upon whether an agricultural justification exists for the proposed agricultural worker's dwelling.

In summary, the comments made in the letter dated 12 July advises in the writer's opinion: that a functional need does exist for a worker to live on site to provide a "constant presence"; the labour requirements using standard labour data does warrant a full-time worker requirement; the enterprise is operating at subsistence level of income.

With reference to the comments made in the letter dated 12 July, I have the following observations to make:

I N Bower
Estates Surveyor
Property Group, PO Box 26 •
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- i) the applicants operate a conventionally managed beef and sheep system of farming: With this in mind, I appraised the times of intensity with regard to the management requirements and my assessment of the lack of functional need was down to the scale of the enterprise. I also took into consideration the applicants' cattle expansion proposal, but feel that the scale would need to be in the region of 60 breeding cattle not 20 as proposed;
- ii) I am of the opinion that referring to standard data information provides a guide where actual information is not available. It is evident in the applicants' situation that they both have employment outside of agriculture which I feel is evidence that the needs of the enterprise do not rely upon the applicants to be readily available at most times;
- iii) I feel that the fact that the applicants have employment outside of agriculture identifies that the profits from the farming operations is not sustainable to provide a livelihood for the applicants.

If you have any queries on the above do not hesitate to contact me.

Yours sincerely



Estates Surveyor
On behalf of the Assistant Director of Property

Claire Booth

From: Bower, Nick [Nick.Bower@lancashire.gov.uk]
Sent: 22 July 2013 11:09
To: Claire Booth
Subject: Higher Flass Farm application number 2013 / 0445

Claire,

Please find attached my comments in response to the representations made in response to my earlier comments.

Nick

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