



RIBBLE VALLEY
BOROUGH COUNCIL

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

For office use only

Application No.

Date received

Fee paid £

Receipt No:

320130477P

Application for Planning Permission. Town and Country Planning Act 1990

You can complete and submit this form electronically via the Planning Portal by visiting www.planningportal.gov.uk/apply

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.

Please complete using block capitals and black ink

It is important that you read the accompanying guidance notes as incorrect completion will delay the processing of your application.

1. Applicant Name and Address

Title:		First name:	
Last name:			
Company (optional):	F, K + R J. MASON		
Unit:		House number:	
House name:			
Address 1:	HIGHER HIGHERFIELD FARM		
Address 2:	TINKLERS LANE		
Address 3:	SLADDAWN		
Town:	CLITHEROE		
County:	LANCASHIRE		
Country:			
Postcode:	BB7 4TP		

2. Agent Name and Address

Title:	MR	First name:	GARY
Last name:	HOERTY		
Company (optional):	GARY HOERTY ASSOCIATES		
Unit:	6-8	House number:	
House name:			
Address 1:	CHURCH STREET		
Address 2:			
Address 3:			
Town:	CLITHEROE		
County:	LANCASHIRE		
Country:			
Postcode:			

3. Description of the Proposal

Please describe the proposed development, including any change of use:

ERECTOR OF AN AGRICULTURAL LIVESTOCK BUILDINGS
TO HOUSE DAIRY COWS ON CUBICLES. (PHASE 2)

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

☐ Yes

☒ No

If Yes, please state the date when building,
work or use were started (DD/MM/YYYY):

(date must be pre-application submission)

Has the building, work or change of use been completed?

☐ Yes

☐ No

If Yes, please state the date when the building, work
or change of use was completed: (DD/MM/YYYY):

(date must be pre-application submission)

4. Site Address Details

Please provide the full postal address of the application site.

Unit: House number: House suffix:

House name:

Address 1:

Address 2:

Address 3:

Town:

County:

Postcode (optional):

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

Easting: Northing:

Description:

5. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? ☐ Yes ☒ No

If Yes, please complete the following information about the advice you were given. (This will help the authority to deal with this application more efficiently).

Please tick if the full contact details are not known, and then complete as much as possible: ☐

Officer name:

Reference:

Date (DD/MM/YYYY): (must be pre-application submission)

Details of pre-application advice received?

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

If you answered Yes to any of the above questions, please show details on your plans/drawings and state the reference of the plan (s)/drawings(s)

7. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste? ☒ Yes ☒ No *N/A*

If Yes, please provide details:

Have arrangements been made for the separate storage and collection of recyclable waste? ☒ Yes ☒ No *N/A*

If Yes, please provide details:

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

If Yes, please provide details of the name, relationship and role

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9. Materials

If applicable, please state what materials are to be used externally. Include type, colour and name for each material:

	Existing (where applicable)	Proposed	Not applicable	Don't Know
Walls		PART CONCRETE PANEL WITH TIMBER SHAKE BOARDING OVER (GREY+BROWN)	☐	☐
Roof		COLLUSATED FIBRE CEMENT ROOF SHEETS. GREY.	☐	☐
Windows			☒	☐
Doors		METAL GATES	☐	☐
Boundary treatments (e.g. fences, walls)			☒	☐
Vehicle access and hard-standing			☐	☐
Lighting			☒	☐
Others (please specify)			☒	☐

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:

PLANS. MAS/104/1605/05-08
DESIGN AND ACCESS STATEMENT.

10. Vehicle Parking

N/A

Please provide information on the existing and proposed number of on-site parking spaces:

Type of Vehicle	Total Existing	Total proposed (Including spaces retained)	Difference in spaces
Cars			
Light goods vehicles/ public carrier vehicles			
Motorcycles			
Disability spaces			
Cycle spaces			
Other (e.g. Bus)			
Other (e.g. Bus)			

11. Foul Sewage

N/A

Please state how foul sewage is to be disposed of:

- ☐ Mains sewer ☐ Cess pit
☐ Septic tank ☐ Other
☐ Package treatment plant

Are you proposing to connect to the existing drainage system? ☐ Yes ☐ No

If Yes, please include the details of the existing system on the application drawings and state references for the plan(s)/drawing(s):

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 a 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 ☐ Existing watercourse
☒ Soakaway ☐ Pond/lake
☐ Main sewer

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 LAND

Is the site currently vacant? ☐ Yes ☒ No

If Yes, please describe the last use of the site:

When did this use end (if known)?
DD/MM/YYYY
(date where known may be approximate)

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

If Yes, please describe the nature, volume and means of disposal of trade effluents or waste

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17. Residential Units (Including Conversion)

Does your proposal include the gain, loss or change of use of residential units?
If Yes, please complete details of the changes in the tables below:

☐ Yes☒ No**Proposed Housing**

Market Housing	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals (a + b + c + d + e + f + g) =							

Social Rented	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals (a + b + c + d + e + f + g) =							

Intermediate	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals (a + b + c + d + e + f + g) =							

Key worker	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals (a + b + c + d + e + f + g) =							

Total proposed residential units (A + B + C + D) =

Existing Housing

Market Housing	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals (a + b + c + d + e + f + g) =							

Social Rented	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals (a + b + c + d + e + f + g) =							

Intermediate	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals (a + b + c + d + e + f + g) =							

Key worker	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals (a + b + c + d + e + f + g) =							

Total existing residential units (E + F + G + H) =

TOTAL NET GAIN or LOSS of RESIDENTIAL UNITS (Proposed Housing Grand Total - Existing Housing Grand Total)

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

If you have answered Yes to the question above please add details in the following table:

Use class/type of use	Not applicable	Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross internal floorspace proposed (including change of use)(square metres)	Net additional gross internal floorspace following development (square metres)
A1 Shops	☐				
Net tradable area:	☐				
A2 Financial and professional services	☐				
A3 Restaurants and cafes	☐				
A4 Drinking establishments	☐				
A5 Hot food takeaways	☐				
B1 (a) Office (other than A2)	☐				
B1 (b) Research and development	☐				
B1 (c) Light industrial	☐				
B2 General industrial	☐				
B8 Storage or distribution	☐				
C1 Hotels and halls of residence	☐				
C2 Residential institutions	☐				
D1 Non-residential institutions	☐				
D2 Assembly and leisure	☐				
OTHER <i>AS, RECREATION</i>	☐			<i>446</i>	<i>446</i>
Please Specify	☐				
Total				<i>446</i>	<i>446</i>

In addition, for hotels, residential institutions and hostels, please additionally indicate the loss or gain of rooms

Use class	Type of use	Not applicable	Existing rooms to be lost by change of use or demolition	Total rooms proposed (including changes of use)	Net additional rooms
C1	Hotels	☐			
C2	Residential Institutions	☐			
OTHER		☐			
Please Specify		☐			

19. Employment*N/A*

Please complete the following information regarding employees:

	Full-time	Part-time	Total full-time equivalent
Existing employees			
Proposed employees			

20. Hours of Opening*N/A*

Please state the hours of opening for each non-residential use proposed:

Use	Monday to Friday	Saturday	Sunday and Bank Holidays	Not known

21. Site Area

Please state the site area in hectares (ha)

0.067

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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:

Is the proposal a waste management development? ☐ Yes ☒ No

If the answer is Yes, please complete the following table:

	Not applicable	The total capacity of the void in cubic metres, including engineering surcharge and making no allowance for cover or restoration material (or tonnes if solid waste or litres if liquid waste)	Maximum annual operational throughput in tonnes (or litres if liquid waste)
Inert landfill	☐		
Non-hazardous landfill	☐		
Hazardous landfill	☐		
Energy from waste incineration	☐		
Other incineration	☐		
Landfill gas generation plant	☐		
Pyrolysis/gasification	☐		
Metal recycling site	☐		
Transfer stations	☐		
Material recovery/recycling facilities (MRFs)	☐		
Household civic amenity sites	☐		
Open windrow composting	☐		
In-vessel composting	☐		
Anaerobic digestion	☐		
Any combined mechanical, biological and/or thermal treatment (MBT)	☐		
Sewage treatment works	☐		
Other treatment	☐		
Recycling facilities construction, demolition and excavation waste	☐		
Storage of waste	☐		
Other waste management	☐		
Other developments	☐		

Please provide the maximum annual operational throughput of the following waste streams:

Municipal	
Construction, demolition and excavation	
Commercial and industrial	
Hazardous	

If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make clear what information it requires on its website.

23. Hazardous Substances

Does the proposal involve the use or storage of any of the following materials in the quantities stated below? ☐ Yes ☒ No ☐ Not applicable

If Yes, please provide the amount of each substance that is involved:

Acrylonitrile (tonnes) Ethylene oxide (tonnes) Phosgene (tonnes)
 Ammonia (tonnes) Hydrogen cyanide (tonnes) Sulphur dioxide (tonnes)
 Bromine (tonnes) Liquid oxygen (tonnes) Flour (tonnes)
 Chlorine (tonnes) Liquid petroleum gas (tonnes) Refined white sugar (tonnes)

Other:

Other:

Amount (tonnes):

Amount (tonnes):

24. Ownership Certificates

One Certificate A, B, C, or D, must be completed, together with the Agricultural Holdings Certificate with this application form

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.

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

CERTIFICATE OF OWNERSHIP - CERTIFICATE B

Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

I certify/ The applicant certifies that I have/ the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, 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 this application relates.

Name of Owner	Address	Date Notice Served

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

CERTIFICATE OF OWNERSHIP - CERTIFICATE C

Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

I certify/ The applicant certifies that:

- Neither Certificate A or B can be issued for this application
- All reasonable steps have been taken to find out the names and addresses of the other owners (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of the land or building, or of a part of it, but I have/ the applicant has been unable to do so

The steps taken were:

Name of Owner	Address	Date Notice Served

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):

On the following date (which must not be earlier than 21 days before the date of the application):

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

24. Ownership Certificates (continued)**CERTIFICATE OF OWNERSHIP - CERTIFICATE D****Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12**

I certify/ The applicant certifies that:

- Certificate A cannot be issued for this application
- All reasonable steps have been taken to find out the names and addresses of everyone else who, on the day 21 days before the date of this application, 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 to which this application relates, but I have/ the applicant has been unable to do so

The steps taken were:

--

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):

On the following date (which must not be earlier than 21 days before the date of the application):

--

--

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

--

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25. 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**

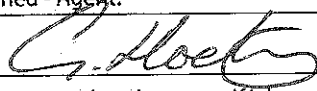
(A) None of the land to which the application relates is, or is part of, an agricultural holding

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

--



8.5.2013

(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:

Name of Tenant	Address	Date Notice Served

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

--

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26. Planning Application Requirements - Checklist

Please read the following checklist to make sure you have sent all the information in support of your proposal. Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the Local Planning Authority has been submitted.

The original and 3 copies of a completed and dated application form:



The correct fee:



The original and 3 copies of the plan which identifies the land to which the application relates drawn to an identified scale and showing the direction of North:



The original and 3 copies of a design and access statement, if required (see help text and guidance notes for details):



The original and 3 copies of other plans and drawings or information necessary to describe the subject of the application:



The original and 3 copies of the completed, dated Ownership Certificate (A, B, C, or D - as applicable):



The original and 3 copies of the completed, dated Article 12 Certificate (Agricultural Holdings):



27. Declaration

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

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

G. Hoefly

8.5.2013

(date cannot be pre-application)

28. Applicant Contact Details

Telephone numbers

Country code:

National number:

Extension number:

Country code:

Mobile number (optional):

Country code:

Fax number (optional):

Email address (optional):

29. Agent Contact Details

Telephone numbers

Country code:

National number:

Extension number:

01200 442301

Country code:

Mobile number (optional):

Country code:

Fax number (optional):

01200 442976

Email address (optional):

gary.hoefly@pamline.co.uk

30. 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)

☒ Agent

☐ Applicant

☐ Other (if different from the agent/applicant's details)

If Other has been selected, please provide:

Contact name:

Telephone number:

Email address:

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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 R JONTY MASON
 Application site HIGHER HIGHFELD FARM, TINKERS LANE, SANDHURST
 Proposed Development ERECTION OF AN AGRICULTURAL LIVESTOCK BUILDING
 Previous Applications (CURULET) PHASE 2

1. Land

Owned 200 ACRES

.....

.....

Rented 150 ACRES

.....

.....

Short-term

Land use: Pasture 170 Meadow 180 Crop Crop

Land Quality (DA/SDA/NVZ)

2. Enterprise

Dairy: Pedigree/commercial. Dairy Cows 200

.....

In-calf heifers 70 Bulling heifers Calving

Young stock 0-18 MHS 80 HEAD Milk Quota

Beef Breeding: suckler cows

Calving Heifers Calves

Beef Rearing: Store Cattle (ages)

.....

Calves Age at purchase Age at sale Bulls

Sheep: Pedigree/commercial. Breeding ewes 60 Lambs 95 Store sheep

Lambing period APRIL Lambing location OUTSIDE

Other

(BY THE TIME THIS PHASE OF DEVELOPMENT IS IMPLEMENTED
 THE HERD WILL HAVE INCREASED IN SIZE)

3. Labour & Accommodation

N/A

Name	Age	Basis (F/t, P/t, Cas)	Hours of work/length	Main duties	Address and years

Misc

Existing Dwellings

Other Properties (incl. occupiers)

Previously owned properties

Available properties in locality

4. Proposed Development/Applicant(s) Comments

Need THE APPLICANTS ARE EXPANDING THE SIZE OF THEIR DAIRY HERD IN ORDER TO GAIN SOME ECONOMY OF SCALE AND REMAIN VIABLE. THE PROPOSED DEVELOPMENT WILL PROVIDE ADDITIONAL HOUSING.

Siting THE DEVELOPMENT (PROPOSED) IMMEDIATELY ADJOINS THE EXISTING FARM BUILDINGS ON A RELATIVELY LEVEL SITE AND IS THE MOST SENSIBLE LOCATION FOR THE (PROPOSED) DEVELOPMENT.

Design THE BUILDING IS A TYPICAL MODERN CUBIC BUILDING DESIGNED FOR ITS SPECIFIC FUNCTION.

Future Plans NO PLANS BEYOND THIS BUILDING AT THE PRESENT TIME

5. Financial Details

N/A

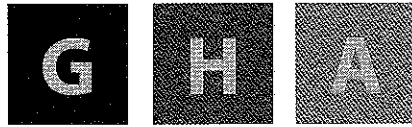
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7. Farm Buildings

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

TRADITIONAL BARN	STORAGE + YOUNG STOCK
30' x 85' S.P.F. BUILDING	PARTIAL + COLLECTING YARD
- LEAN TO	DAIRY
75' x 50' S.P.F. BUILDING	60 CUBICLES
60' x 30'	30 CUBICLES
90' x 55'	65 CUBICLES
CIRCULAR SILAGE STORE	250,000 gallons
STONE BARN + LEAN TO	YOUNG STOCK
135' x	LOOSE HOUSING
160' x 55'	112 CUBICLES
2 NO. EARTH WALLED SILAGE	SILAGE STORAGE
CLAMPS	
FED BUNKERS	

(THERE IS ANOTHER APPLICATION FOR A 56 COW CUBICLE BUILDING MEASURING 18.3m x 24.4m)



Gary Hoerty Associates

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6-8 Church Street
Clitheroe
Lancashire
BB7 2DG

Tel: 01200 442301
Fax: 01200 442976
www.ghaonline.co.uk
www.ruralproperty4sale.com
email: info@ghaonline.co.uk

DESIGN AND ACCESS STATEMENT

IN RESPECT OF A FULL PLANNING APPLICATION FOR THE ERECTION OF AN AGRICULTURAL LIVESTOCK BUILDING (CUBICLES) (PHASE 2)

AT

**HIGHER HIGHFIELD FARM, TINKLERS LANE,
SLAIDBURN, CLITHEROE, BB7 4TP**

Prepared by: Gary Hoerty
Our Ref: Mas/104/1605/GH
Our Client: Messrs F, K & R J Mason
Date: May 2013



Chartered Surveyors ■■■ Planning & Development ■■■ Land Agents
Valuers ■■■ Property Agency ■■■ Property Management



3 2 0 1 3 0 4 7 7 P

1. Use

- 1.1 Higher Highfield Farm is a large well equipped livestock farm which extends to approximately 350 acres, 200 acres of which is owner occupied and 150 acres are rented. All of the land is located in close proximity to the farmstead at Higher High Field Farm. There is an extensive range of predominantly modern farm buildings at Higher High Field Farm which accommodate the existing dairy herd which the applicants have expanded over recent years and wish to further expand over the course of the next few years. The applicants currently have a dairy herd of 200 cows and 150 head of young stock. It is intended that over the course of the next few years they will increase the dairy herd by a further 60 cows and it is likely that the young stock will increase by 40 – 50 head in association with this expansion of the milking herd.
- 1.2 The applicant's have submitted another application for a similar building, which we have referred to as phase 1 and if both applications are approved this proposed development will double the size of the building applied for as phase 1. It is intended that the phase 1 building will be constructed this summer and phase 2 as and when finances permit.
- 1.3 In addition to the building permission is also sought for a concrete yard area which will be used for the storage of bulk feeds which will be retained by movable concrete barriers.

2. Amount

- 2.1 The building will be 24.4m (80') long and 18.29m (60') wide to include a covered overhang of 3m (10') resulting in an area of 446m². The building will contain 56 cubicles and two scraped passageways.
- 2.2 The concrete yard area to the north east of the building will measure 10m (30') wide along the length of phase 2 giving an area of 223m².

3. Layout

- 3.1 The layout of the proposed building can be seen on the site plan submitted with the application. As can be seen the building is located on a parcel of agricultural land to the north east of the existing range of buildings and will face an existing cubicle building which will enable both buildings to make use of a shared central access for use when feeding the cattle. It will form an extension on the south eastern gable of the building applied for as phase 1.
- 3.2 The layout of the building is very simple and mirrors the existing cubicle building which it will face, there is a covered overhang protecting the feed passage next to which there will be feed barriers and then a scraped feed stance, behind which there will be a double row of cubicles and behind this there will be another scraped passageway and then a single row of cubicles.

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4. Scale

- 4.1 The scale of the building is dictated by the purpose which it will serve. Agricultural buildings are generally large by nature in order to accommodate modern agricultural machinery and implements and to provide adequate ventilation for the health of livestock. The height of the building is relatively low in agricultural terms at 4.4m (14'5") and is the same as the existing cubicle building which it will face. The size of the building is determined by the fact that it will house 56 cubicles which measure approximately 1.2m x 2.7m against an outside wall and 1.2m x 2.4m on an inner row, together with the necessary passageways to provide access to the feed face which for 12 hour access to feed needs to be circa 450mm per cow. Modern welfare requirements require wider passageways and larger cubicles.
- 4.2 Whilst the proposed building is quite large it is located in close proximity to the existing range of buildings and will be seen as part of that group of buildings and not in isolation. The building is of a similar scale to the existing cubicle building that it will face. From the nearest public highway views of the building will for the most part be screened by the existing group of buildings and we consider that the scale of development is reasonable and acceptable for this purpose in this location.

5. Landscaping

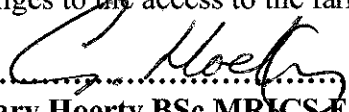
- 5.1 The building will be seen as part of an existing group of farm buildings and not as new development in isolation. The proposed building relates well to the existing group of buildings, none of which are currently screened by any specific landscaping beyond the traditional hedgerows and dry stone walls and it is considered that given the type of development which is to be expected in this rural location and in light of how it relates to the existing buildings that no landscaping is necessary as part of the proposed development.

6. Appearance

- 6.1 The building will have an appearance that is typical of most modern agricultural buildings being of steel portal frame construction with concrete panel and timber space boarding cladding and natural grey fibre cement roof sheets. The appearance of the building will be very similar to the appearance of the rest of the modern farm buildings at Higher Highfield Farm and we therefore consider that the appearance of the buildings is entirely appropriate and acceptable in this location.

7. Access

- 7.1 The buildings will be accessed off an existing concrete yard area and there will be no changes to the access to the farm.

Signed..........Date.....9.5.2013.....
Gary Hoerty BSc MRICS FAAV