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Proposed New Stable Block and Ménage for Private Use Only at

West Dockber Farm
Sawley
Clitheroe
BB7 4LF

Design and Access Statement June 2014



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1 Introduction

This is a planning statement written in support of a Planning Application at West Dockber Farm, for 3 wooden stables, an adjoining tack/feed room and exercise ménage for the applicant's private use. David Scott ("the applicant") lives and works at West Dockber Farm situated to the north of the A59 at Sawley. The farm extends to 47.66 hectares of grassland which is illustrated in the farm plans attached. West Dockber Farm is an upland livestock rearing holding which carries 200 lambing ewes and 20 suckler cows along with associated followers.

2 Use

The applicant also owns 2 horses which are ridden and looked after by the applicant's wife. The horses are currently stabled at a nearby livery yard however with the recent edition of a new baby to the family it is likely that another pony will be purchased within the next few years. With this in mind the applicant has calculated that it will be more cost effective to stable the horses at home and reduce the time constraints of a new baby and looking after horses. Therefore, the proposal is to erect a new stable block of three stables and a small tack/feed room and install a small sand and fibre exercise ménage. The proposed new stable block and ménage will be for the sole use of the applicant's own horses.

3 Amount

The stable block and tack room will extend to 14.03m long by 4.66m wide and 2.4m to the eaves; equating to a floor area of 65.38 sq m. The ménage will extend to 20m wide by 40m long equating to a footprint of 800 sq m. Therefore, the total area of development equates to 865.38 sq m.

4 Layout

The layout of the proposed stable block and ménage have been carefully considered to ensure the best design is chosen. Access, manoeuvrability, landscaping impact and functionality have all been considered in depth and the proposed design is most suitable for the applicant's recreational purposes.

The stable block is located directly adjacent to on two sides, existing buildings therefore keeping the development is as close as possible to the existing farmyard.

The stable block will comprise three 12 ft stables each with a double stable door to the west elevation and the tack room will have a pedestrian door on the same elevation. The ménage is also located as close to the farmyard as possible on relatively level ground and will be accessed at the north east corner via a wooden gate. The ménage will be bound by a post and rail fence and will include a thorn hedge along the north elevation and the existing thorn hedge will persist along the west elevation.

5 Landscaping

Please see Annex 5 – Landscaping Plan for details of landscaping around proposed ménage.

The proposed stable block will not require any landscaping as the north and east elevations are directly adjacent to existing buildings and the west and south elevations face directly on to an access track. Therefore, it would be entirely impractical to undertake any landscaping proposals here.

6 Appearance

The proposed stable block will be constructed of timber board and will be stained dark brown. The roof will comprise a black Onduline surface with a single roof light per stable to the rear. There will be a window in each stable and a double stable door for light and access. The ménage will be bound by a post and rail fence and the surface will be made up of a specialist sand and carpet fibre mix which is specifically designed for this purpose. The ménage surface will be of brown colour similar to that of a newly mown grass field.

7 Access

The stable and ménage will be accessed via an existing farm track and no new or redeveloped access is required.

8 Planning Policy

The relevant planning policy is contained within the Ribble Valley District Wide Open Plan: In particular Policies G1, G5, G7, ENP1 and ENV6. Section 3 of the National Planning Policy Framework will also be considered. All of the issues covered in these Policies have been considered and the proposed development meets the objective identified.

9 Conclusion

The need for the development has been set out above along with the relevant Planning Policies it conforms to. The proposal would represent a valuable and sustainable contribution to the applicant and assists in preserving a rural way of life. There will be no adverse effects on local residents, highway safety or landscape therefore the Planning Authority is requested to support the development.

Annex 1 Farm Plans

Annex 2

Aerial Photograph

Annex 3

Location and Site Plans

Annex 4

Elevation Drawings

Annex 5 – Landscaping Plan

