



JUDITH DOUGLAS TOWN PLANNING LIMITED

Hollins Farm, Stopper Lane, Rimington, Clitheroe BB7 4EJ

Proposed agricultural building

Planning Statement

July 2016

Judith Douglas BSc (Hons), Dip TP, MRTPI



90 Pimlico Road, Clitheroe, Lancashire, BB7 2AH
Telephone: 01200 425051
Mobile: 07729 302644
Email: judith@jdouglastownplanning.co.uk
Website: www.jdouglastownplanning.co.uk

PLANNING STATEMENT IN SUPPORT OF A PLANNING APPLICATION FOR THE ERECTION OF A NEW AGRICULTURAL BUILDING AT HOLLINS FARM, STOPPER LANE RIMINGTON CLITHEROE BB7 4EJ

1 INTRODUCTION

- 1.1 Hollins Farm comprises a unit of 90 acres, with a farmhouse, traditional stone barn, an attached “Dutch” barn and brick/ stone stores. The buildings are positioned in a tight group around a small yard.
- 1.2 Vehicle access is along a private road off Stopper Lane which terminates at Hollins Farm. The road provide access to Hollins Farm, and the residential dwellings, Hollins Croft Cottage, Langroyd, Ferndale, Woodlands and a pump house.
- 1.3 About 120m to the south east of Hollins Farm is a scheduled ancient monument comprising disused lead mines, part of a medieval open field system and three limestone clamp kilns. Hollins Farm is not a listed building but is clearly of some age.
- 1.4 The site is within an area designated as open countryside in the adopted Ribble Valley Local Plan.
- 1.5 This application should be read in conjunction with the following plans and documents:
 - 5029-02A Lambing shed Existing Site Plan
 - 5029-04A Proposed Plan, Section and Elevation
 - 5029-06B Proposed Site sections
 - 5029-07C Proposed Site Plan
 - 5029-09 Proposed Site Location Plan
 - 5029-10 Proposed shed usage plan
 - Agricultural information form
 - Tree report

2 PROPOSED DEVELOPMENT

- 2.1 This application seeks permission to erect a new purpose built agricultural building of a portal frame construction measuring 35m by 15m giving a floor area of 525 m². It's height to the eaves is 3.66m and to the ridge is 5.76m. The ground is reasonably level but some excavation will be required to create a level base for the building. An existing field access track is to be extended to allow vehicles to access the building on the northern side of the farm yard group. Areas at the side of the proposed track and near to the building are to be strengthened in order for larger vehicles to make turning movements.

3 SITE HISTORY

- 3.1 The Council's online planning search facility suggests that there have been no recent applications on this site.

4 PLANNING POLICY

- 4.1 The policies in the adopted Core Strategy which have relevance to the application are:

DMG1-General considerations

EN2-Landscape

DME2-Landscape and townscape protection

The National Planning Policy Framework is also relevant to the proposal.

Principle of the development

- 4.2 The applicant owns 90 acres and runs a sheep breeding enterprise. He currently has 190 breeding ewes producing approximately 350 lambs. The sheep are currently lambed partly inside and partly outside within the current buildings which are also used for storing machinery, hay straw and feed. The proposed building will allow all lambing of sheep and sheep handling to take place in one well- lit purpose built building. The building will also be used to store farm machinery as well as bulk feed and bedding supplies. The current buildings have poor access for large vehicles through a narrow yard and gate.

- 4.3 Details of the current enterprise, buildings, farm income and other information is provided on the accompanying agricultural information form. In addition, the applicant indicates that the proposed building will be used to store a tractor with loader, big bale transporters x2 (rear and front), loader bucket, big bale spikes x2 (front and rear), muck spreader, 8-foot pasture topper, haybob, hay bale sled, quad bike, quad bike trailer, shearing machine, wooden hurdles x40, and big bale feeders x5. The provision of better and more secure storage will mean that the applicant will look to increase equipment including the purchase of a main sheep trailer.
- 4.4 The proposed building will be adapted for different functions throughout the year. Drawing 5029-10 shows how the space will be used in the lambing season and out of the lambing season. The applicant expects about a quarter of the building to be used for storage of machinery out of the lambing season, 2/7ths for the storage of hay and straw, a further 1/20th for concentrated feed storage with about a third of the space being for sheep handling including a race. In lambing time, the machinery would temporarily be moved outside to make way for at least 2/3rds of the space being made up of group lambing pens and approximately a quarter of the space for individual post lambing pens. There will also be a locked area within the shed for secure storage of medicines and chemicals and a waste storage area for plastics.
- 4.5 A description of the current buildings and the inadequacies of them are described on the agricultural form. The main defects are lack of clearance to fit a tractor inside all of the stone buildings. The only building that the tractor can fit in is the Dutch barn, but there is not enough space to turn any machinery attached to the tractor to get in. This has also limited the purchase of bought in bulk feeds and large bales of straw as lorries cannot get through the yard to easily unload. This makes manual handling of feed/forage/ straw awkward and inefficient as well as the cost implication of not being able to purchase in bulk and time lost in working in an inefficient building.
- 4.6 The current buildings do not presently provide enough space to house all lambing inside. Ewes are part inside part in the yard which is not ideal on welfare grounds as well as the extra cost of increased bedding straw. The applicant is reluctant to invest in upgrading the current buildings as they are inefficient. Due to the fragmented nature of the current buildings standard high efficiency lighting is not financially viable. The applicant considers that the new building is increasingly essential to maintain his compliance with this farm assurance scheme and cross compliance legislation on welfare, waste and environmental legislation.

- 4.7 The need for the building is both genuine and justified. Paragraph 28 of the National Planning Policy Framework encourages Local Planning Authorities to “*promote the development and diversification of agricultural and other land-based rural business*” The principle of the development is acceptable under the NPPF.

Residential amenity

- 4.8 The proposed building will be used to house livestock. On the east side of the farm group is a detached dwelling named Hollins Croft Cottage which is not part of the farm. This dwelling is approximately 80m away from the proposed agricultural building. However, this is further away from Hollins Croft than the current farm buildings. Moving stock housing and handling into the new building will improve the residential amenity of this neighbouring dwelling. The next nearest residential property Langroyd approximately 350m away and as such would not be affected by the development.

Landscape impact and visual amenity

- 4.9 The proposed building has been sited to take best advantage of the proximity to the existing farm buildings and farmhouse, the ability to create an improve access for larger vehicles, on a reasonably level site (given that much of the surrounding land is sloping) which is screened by existing hedges and trees.
- 4.10 The proposed building is a simple functional agricultural building common in the area. It is sited close to three field boundaries of hedges with trees which provide natural screening. A tree survey was carried out to ensure that the development protects the viability of these hedgerows and trees to ensure that the screening is long term and the trees and shrubs are not damaged.
- 4.11 In addition, site section drawing 5029-06B and site plan drawing 5029-07C indicates that the building will be cut into the ground to provide a level access into the building on the south eastern gable. This had the advantage of setting the building into the ground and ensuring that it will not be prominent in the landscape.
- 4.12 The new access track to the agricultural building follows and existing stoned field track alongside Hollin Croft Cottage then turning west towards the new building around the northern side of the farm group. Most vehicle journeys along this track will be along the main

track as shown on drawing 5029 07C. However, longer delivery vehicles will require a larger swept path. It is intended to reinforce the ground in those areas where a large vehicle would overrun the track and to provide a turning area for longer vehicles next to the proposed building. As these will be used infrequently the area will be allowed to grass over rather than being provided a permanent surface. This will protect the visual amenity of the area.

Other matters

- 4.13 The building is not in a flood zone and rainwater will be directed to soak aways.

5. CONCLUSION

- 5.1 The proposed building is justified on the basis of agricultural needs and meets the requirement of the NPPF in this respect. The location of the building will not cause a loss of residential amenity to neighbouring residential properties nor will the building be intrusive in the landscape. The proposal fully accords with the requirements of policies DMG1, EN2, and DME2 of the Core Strategy.