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PLANNING STATEMENT

**IN RESPECT OF A FULL PLANNING
APPLICATION FOR THE PROPOSED ERECTION
OF AN AGRICULTURAL BUILDING**

AT

**SUNDERLAND HALL FARM
NIGHTFIELD LANE
BALDERSTONE
BLACKBURN
BB2 7LJ**

FOR AND ON BEHALF OF E TAYLOR & SONS

**Prepared by: Fiona Patterson
Our Ref: Tay/070/2223/FP
Date: January 2017**



Chartered Surveyors ■■■ Planning & Development ■■■ Land Agents
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1. INTRODUCTION AND BACKGROUND INFORMATION

- 1.1 Gary Hoerty Associates has been instructed by E Taylor and Sons of Sunderland Hall Farm, Nightfield Lane, Balderstone, Blackburn BB2 7LJ to submit a full planning application on their behalf for an agricultural building at Sunderland Hall Farm. The application is for a 50m (165') x 30.48m (100') agricultural building for the storage of grain and agricultural machinery and equipment.
- 1.2 The applicants rent Sunderland Hall Farm on a long term tenancy which comprises a farmhouse, a number of agricultural buildings and 254 acres (102.8 hectares) of grassland and woodland being 100 acres of woodland and rough grazing and 154 acres of grassland. The owners of the farm have been notified of the application with a copy of a completed Notice 1 Form having been included with the application.
- 1.3 In addition to the land and buildings that the applicants farm at Sunderland Hall Farm, they own 103 acres (41.7 hectares) and rent a further 150 acres (60.7 hectares). Maps of the land that the applicants occupy have been submitted with this application. Currently, the majority of the land is used to graze their livestock and produce haylage.
- 1.4 The applicants also have a number of contract farming agreements with other farmers in the Fylde that grow cereals extending to approximately 1,800 acres or thereabouts.
- 1.5 They also operate a beef enterprise at Sunderland Hall Farm and have an extensive range of well maintained modern farm buildings. They currently have 400 head of cattle aged between 6 months and 20 months that they finish/ fatten together with 10 suckler cows. The applicants want to increase the number of cattle they finish/ fatten by approximately 50-60 therefore require additional building space for the cattle to be housed in.
- 1.6 The cattle are purchased at 6 months of age and stay at Sunderland Hall Farm until they are fat when they are then sold to either Woodheads at Colne or Dunbia.
- 1.7 Currently all of the land that is mown by the applicants is made into haylage in large round bales which are then stacked in the north west of the farmyard. This haylage is then fed to the cattle every day together with other concentrate blends that the applicants process at the farm.
- 1.8 The applicants now want to produce silage instead of haylage to improve the efficiency of the farming enterprise. The cost of haylage netting and wrap is expensive and when unwrapped makes the farm appear untidy and it also needs to be disposed of. If the wrap gets torn then the bales will rot which causes wastage therefore costing the applicants money. If one bale rots this causes other bales in the stack to rot also which causes effluent run off and can cause pollution. The production of haylage is more time consuming and costly

and it is quicker when feeding cattle to load the feeder wagon from a silage clamp as opposed to unwrapping bales then putting in the feeder wagon.

- 1.9 In order for the applicants to start producing silage, they require building space to store it in as this cannot be stored outside.
- 1.10 All of the buildings at Sunderland Hall Farm are fully occupied. Buildings 3, 3a and 4 (as shown on the site plan submitted with this application) are currently used to store grain in. Buildings 3 and 4 were previously used to store silage and it is the applicants' intention to re-instate these buildings back to their original use as silage clamps. Building 3a was previously used to house cattle in and has a feed passage on the east elevation therefore ready to use and it is our clients' proposal to re-instate this building back to its original use as cattle housing. Building 3a will be where the 50-60 additional cattle will be housed as shown on the proposed site plan submitted with this application.
- 1.11 The applicants have a lot of machinery that they have to store outside because they do not currently have any available building space to store them in. The machinery and equipment, listed below, are all of high value and storing machinery outdoors as opposed to inside causes deterioration quicker.
- 1.12 The applicants currently have the following machinery that is stored outside the majority of the time (depending on the time of year):
- Mower
 - Rowing up machine
 - Hay Tedder
 - 2x feeder wagons with tractors
 - 1x mill mixer with tractor
 - 4x loadalls
 - 1x tractor
- 1.13 The above mentioned machinery/equipment will take up approximately 500 - 600 square metres including manoeuvrability space.
- 1.14 The requirement for the proposed development for an agricultural storage building has therefore arisen as a result of the proposed increase in the applicants' cattle numbers, their proposal to produce silage instead of haylage now, and the need to store their machinery and equipment indoors.
- 1.15 It is the applicants proposal to store the grain that is currently stored and processed in buildings 3, 3a and 4 in the proposed building together with the machinery and equipment listed above. Buildings 3, 3a and 4 have a total floor area of 1,140 square metres and this is the same floor space that will be used in the proposed building for grain storage.

- 1.16 The additional floor space in the proposed building that is not used for grain storage (384m²) will be used to store the applicants' machinery and equipment which are listed above. The above mentioned machinery/equipment will take up a larger floor area than 384m² and in fact will be between 500m² and 600m² when allowing for manoeuvrability space. There will not be enough space to store all of the above mentioned machinery and equipment in the proposed building and the applicants cannot afford to erect a building larger than the one proposed.
- 1.17 The proposed building will be purpose built for the storage of grain and provide better facilities. Buildings 3 and 4 were built specifically as silage clamps and not for the storage of grain and the roof lights in buildings 3 and 4 at the moment cause condensation which then drips onto the grain. The proposed building has no roof lights.
- 1.18 The proposed building will also provide better security as it will have steel roller shutter doors that will be locked every night.
- 1.19 We set out within this Planning Statement the proposed development in more detail, the planning history of the site where relevant; review the application site, set out why we believe the application conforms to the relevant national and local planning policies and therefore why the application should be looked upon favourably.

2. PLANNING HISTORY

Planning history that is relevant to the current applications includes:

- 2.1 Application number 3/2009/0655 was a prior notification application for a proposed roof over an existing cattle collecting yard and prior approval was not required.
- 2.2 Application number 3/2008/0339 was a prior notification application for an extension to an existing agricultural general purpose/storage building and prior approval was not required.
- 2.3 Application number 3/2006/0938 was a full planning application for the erection of a steel portal frame agricultural building to be used for calf housing and this was approved on 20th December 2006.
- 2.4 Application number 3/2005/0622 was a full planning application for the erection of storage building for agricultural use which was approved on 19th August 2016.
- 2.5 Application number 3/2004/0479 was a full planning application for the construction of a below ground, concrete walled slurry store with a capacity of 250,000 gallons. area of store 540sq.m.which was approved on 2nd July 2014.

- 2.6 Application number 3/2003/0891 was a full planning application for the erection of a steel framed lean-to, to the side of an existing covered silage barn for livestock housing which was approved on 10th November 2003.
- 2.7 Application number 3/2002/0175 was a full planning application for the erection of undercover silage barn and underground effluent tank (phase 1) which was approved on 8th May 2002.
- 2.8 Application number 3/2002/0176 was a full planning application for the erection of undercover silage barn (phase 2) which was approved on 8th May 2002.

3. THE APPLICATION SITE

- 3.1 Sunderland Hall Farm, as can be seen on the location plan submitted with this application, lies to the north of the village of Balderstone and to the south of the River Ribble. The application site is situated at the end of Nightfield Lane and is easily accessible off the A59 down Woods Brow.
- 3.2 There are very few properties in immediate proximity of Sunderland Hall Farm; there is one dwelling approximately 650m south of Sunderland Hall Farm with the next nearest residential property being located over 800m away.
- 3.3 The site of the proposed building comprises a parcel of agricultural land that is on a slight slope located directly to the south of the farmstead. The proposed building will be located immediately to the south of buildings 3 and 3a and to the west of building 1 as shown on the proposed site plan.
- 3.4 The application site is on a slight slope therefore requires some of the land to be cut and we have illustrated this on the plans submitted and the proposed building will be on the same level as the existing buildings. We have also had a topographical survey carried out on the application site and this has been submitted with the application.
- 3.5 All of the proposed development relates well to the existing group of buildings at the farm and will not result in isolated development.

4. THE PROPOSED DEVELOPMENT

- 4.1 The proposed development comprises the erection of a steel portal frame agricultural building measuring 100' (30.48m) x 165' (50m) and a concrete base to the front and rear gable elevations of the building. The development is fully illustrated on the plans submitted with this planning application.
- 4.2 Part of the proposed building will accommodate grain and part will accommodate a storage area for machinery and equipment associated with the operation of the farming enterprise.
- 4.3 The grain will be delivered in articulated vehicles, therefore the height of the building needs to be 8.5m (28') to the eaves to allow the articulated vehicles to unload and 11.91m (39') to the ridge. We are aware the height of the proposed agricultural building is high compared to standard agricultural buildings however the height is essential for the building to operate as our clients have proposed. Wagons will need the proposed height so that they can tip and this will reduce the need for double handling grain when deposited at the farm.
- 4.4 The building will be clad in concrete panel walls up to 4.6m (15') with slate blue box profile cladding above. There will be a steel roller shutter door on each gable elevation. The roof will be natural grey corrugated fibre cement roof sheets. The concrete base will provide hard standing for vehicles to enter and leave the building without having to travel on grass.
- 4.5 The proposed development will be part of an existing group of buildings and will not be seen in isolation. The development will help the applicants to operate their business more efficiently by producing silage as opposed to haylage and expand their beef herd by 50-60 cattle. The grain will also be stored in better conditions and the machinery and equipment stored safely.
- 4.6 The proposed development includes an area of concrete hardstanding to the west and east gable elevations so that the building can be accessed from each gable through the steel roller shutter doors proposed. It is proposed to store the machinery at the west side of the building and this can be accessed by the side of building 5 as shown on the site plan submitted. The grain will be stored at the east side and will be accessed through the existing gateway adjacent to building 1.
- 4.7 There is an overhead power line that runs in a north westerly direction to the west of the application site and this will not be affected by the proposed development. The location of this is shown on the topographical survey submitted.

5. PLANNING POLICY CONSIDERATIONS

5.1 General

- 5.1.1 Local planning authorities are required to determine planning applications in accordance with the statutory development plan unless material considerations indicate otherwise. In order for this planning application to be approved it must satisfy as far as possible the guidance contained within the National Planning Policy Framework (NPPF Adopted March 2012) and the relevant policies of the adopted Ribble Valley Core Strategy 2008/2028.
- 5.1.2 The application site is located within an area designated as Open Countryside in the approved Local Plan.
- 5.1.3 The relevant key statements and development policies of the Council's Core Strategy are DMG1 – General Considerations; DMG2 – Strategic Considerations; EN2 – Landscape; EC1 Business and Employment Development; DME2 Landscape and Townscape Protection and DMB1 Supporting Business Growth and the Local Economy.
- 5.1.4 The national policy guidance is provided by the National Planning Policy Framework, which was adopted in March 2012.
- 5.1.5 We set out below extracts from the relevant documents and an assessment of the application against all of the appropriate policies and guidance.

5.2 National Planning Guidance

National Planning Policy Framework (NPPF)

- 5.2.1 The adoption of the National Planning Policy Framework in March 2012 means that it is now the main national planning policy guidance influencing planning decision making and replaces a substantial number of documents previously in place. The National Planning Policy Framework sets out the Government's planning policies for England and how these are expected to be applied, it sets out the Government's requirements for the planning system only to the extent that it is relevant, proportionate and necessary to do so.
- 5.2.2 Paragraphs 11-16

*At the heart of the National Planning Policy Framework is a **presumption in favour of sustainable development**, which should be seen as a golden thread running through both plan-making and decision-taking.*

*For **plan-making** this means that:*

- *local planning authorities should positively seek opportunities to meet the development needs of their area;*

- *Local Plans should meet objectively assessed needs, with sufficient flexibility to adapt to rapid change, unless:*

- *any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or*
- *specific policies in this Framework indicate development should be restricted.*

For decision-taking this means:

- *approving development proposals that accord with the development plan without delay; and*
- *where the development plan is absent, silent or relevant policies are out of date, granting permission unless:*

- *any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or*
- *specific policies in this Framework indicate development should be restricted.*

5.2.3 Paragraphs 11 – 16 of the NPPF highlight the presumption in favour of sustainable development confirming that planning law requires that applications for planning permission are determined in accordance with the development plan unless material considerations indicate otherwise and that the NPPF does not change the statutory status of the development plan as the starting point for decision making. It makes clear that proposed development that accords with an up to date local plan should be approved and that proposed development that conflicts should be refused unless other material considerations indicate otherwise. It also highlights the desirability of local planning authorities having an up to date local plan in place. We have demonstrated that the proposed development does accord with the relevant policies of the local plan.

5.2.4 Section 3 of the NPPF is titled “Supporting a prosperous rural economy” and paragraph 28 states:

28. Planning policies should support economic growth in rural areas in order to create jobs and prosperity by taking a positive approach to sustainable new development. To promote a strong rural economy, local and neighbourhood plans should:

- *support the sustainable growth and expansion of all types of business and enterprise in rural areas, both through conversion of existing buildings and well designed new buildings;*
- *promote the development and diversification of agricultural and other*

land-based rural businesses;

- 5.2.5 Paragraph 28 of the NPPF states that all types of business and enterprise in rural areas should be supported and that development of rural business should be promoted.

5.3 Local Planning Guidance

Ribble Valley Core Strategy 2008/2028

- 5.3.1 We set out below how the proposed development complies with the relevant policies identified in paragraph 5.1.3 above.

DMG1 – General Considerations

- 5.3.2 Policy DMG1 sets out a range of general considerations that will apply to the determination of any planning application within the Borough, and cover matters of design, access, amenity, environment, infrastructure and other considerations relating to significant environmental and amenity improvements.
- 5.3.3 The proposed development is of a typical style of construction for modern farm buildings and is required for agricultural purposes.
- 5.3.4 The proposal will not significantly increase the traffic entering or leaving Sunderland Hall as the only expansion to the farm will be the number of cattle and this is only by approximately 50-60 head which will equate to approximately one additional movement per month and this will not cause any negative traffic implications.
- 5.3.5 The amenity of the surrounding area will not be affected as the proposed development at Sunderland Hall Farm is not located within close proximity to other residential neighbouring properties and has natural screening due to the topography of the land.

DMG2 – Strategic Considerations

- 5.3.6 Policy DMG2 relates to strategic considerations and identifies where within the Borough the main areas of development should be and the type of development that is considered acceptable outside the defined settlement areas where it must meet at least one of six criteria set out within the policy. The second criterion is that the development is needed for the purposes of forestry or agriculture which, in this case, it is.
- 5.3.7 The proposed development will be in keeping with the character of the landscape as it will be part of an existing group of agricultural buildings with a similar design to those immediately adjacent to the application site.

Key Statement EC1 - Business and Employment Development

- 5.3.8 Key Statement EC1 states that “*the expansion of existing business will where appropriate be considered favourably*”. This development will support the applicants’ farming business and therefore should be supported.
- 5.3.9 One of the paragraphs of this key statement states that “*developments that contribute to farm diversification/strengthening of the wider rural village economies or that promote town centre vitality and viability will be supported in principle*”. The approval of this proposed agricultural development will strengthen the wider rural economy and should therefore be supported by the Council.

Key Statement DME 2 – Landscape and Townscape protection.

- 5.3.10 This policy states that development proposals will be refused which significantly harm important landscape or landscape features. The proposed development will not harm any important landscape features or landscape and therefore is not contrary to the requirements of Policy DME2.

Key Statement DMB1 – Supporting business growth and the local economy.

- 5.3.11 This policy states that “*proposals that are intended to support business growth and local economy will be supported in principle. Development proposals will be determined in accord with the Core Strategy and detailed policies of the LDF as appropriate*”. This policy gives general support to the proposed development and we consider that the proposed development is acceptable in terms of this policy.
- 5.3.12 The Council should look favourably upon this type of development as it is the development and small expansion of the applicants’ established business that will not cause any negative impacts on the local area.

6. SUMMARY & CONCLUSION

- 6.1 The proposed development will enable the applicant to make use of their resources more efficiently by constructing an agricultural building to provide storage for grain and machinery.
- 6.2 The proposed building will allow the applicants to operate their business more efficiently and profitable while making use of existing building space. The silage clamps that are used to store grain in at the moment are not purpose built for the storage of grain and the new building will provide improved storage conditions for the grain and a safe place to store machinery and equipment.

- 6.3 We have demonstrated that the development of the agricultural building will conform to the relevant policies of the local plan and the national guidance. The proposed building will clearly be part of an existing group of agricultural buildings and will not be seen in isolation.
- 6.4 The proposal will only see a small expansion of the applicants' farming enterprise and will therefore not significantly increase the amount of traffic entering and leaving Sunderland Hall Farm.
- 6.5 The proposed development is clearly required for agricultural purposes and its approval should be supported by the Council.

Signed.....*FJ Patterson*.....Date.....*09-01-2017*
Fiona Patterson BSc (Hons) MRICS FAAV
For and on behalf of Gary Hoerty Associates

