

Agricultural Building at Plane Tree Farm

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Plane Tree Farm
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1 Introduction

This is a Planning Statement written in support of a planning application at Plane Tree Farm for the construction of a new agricultural building. Mr Bullock (“the Applicant”) owns Plane Tree Farm and is in business with his brother Stuart. Plane Tree Farm comprises 41.1 hectares of productive meadow and pasture land. The farmyard comprises three main agricultural buildings including cubicle housing, loose housing and straw storage.

This Application is for the construction of a new agricultural building in place of an existing, outdated timber framed building.

2 Use

The proposed building will be used for the purpose of livestock housing.

3 Scale

The proposed building will extend to 36.1m long by 13.5m wide by 3.66m to the eaves. In addition to the proposed building a concrete apron will be required at the west end of the building which will house a new feed silo. This concrete apron will measure 3.5m wide by 13.5m long. The feed silo will measure 9.22m high with a base of 3.5m x 3.5m.

4 Layout

The building will be divided up into pens to allow the housing of livestock in a controlled manor.

5 Appearance

The north and south elevations of the proposed development will comprise concrete panels to around 2m and timber boarding to the eaves. The west elevation will comprise concrete panels to 2m and timber boarding to the apex. This gable will also contain a steel sheeted gate to provide access into the building. The east elevation will directly adjoin an existing building. The roof will comprise FRC roof sheets with two roof lights per bay per side. The new feed silo specification and description is contained in the attached annex.

6 Farming Operations

The main farming activity at Plane Tree Farm includes the rearing of beef cattle. At present, the Applicant keeps 140 store cattle of a variety of ages. The store cattle are all continental crosses and are purchased through the local auction marts throughout the year. The cattle are grazed throughout the summer months and are then housed during winter to ensure the land is kept in good condition.

The cattle are kept for a minimum of six months before there are sold prime either direct to the abattoir or through the local auction marts.

The Applicant operates a significant farming operation and in order to provide the highest of welfare standards the proposed development is now essential. The proposed building is necessary to provide improved housing conditions for livestock during winter. The timber framed building which is to be removed is inhibiting the Applicant's ability to provide suitable housing and has now come to the end of its life. The building to be removed measures 23.5m long by 7.75m wide equating to a floor area of 182 m². The proposed development will create an additional 320m² of high quality livestock housing.

7 Conclusion

The proposed development is now essential for the Applicant's farming business to continue to develop and expand. The design of the building is commensurate with other agricultural buildings on the holding and within the local surroundings. The proposed development will provide the highest of animal welfare standards and ensure cows are housed effectively throughout the winter months. The proposed development represents a viable and sustainable contribution to the rural economy whilst respecting the character and appearance of the area. Therefore, Ribble Valley Borough Council are requested to support the Application.