

320180012

**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 J. HARRISON
Application site LORDS FARM, FLEET STREET LANE, RIBCHESTER, PR3 3XE
Proposed Development GENERAL PURPOSE STORE
Previous Applications

1. Land

Owned 200 hectares
.....

Rented 80 hectares
.....

Short-term

Land use: Pasture 100 ha Meadow 100 ha Crop Crop

Land Quality (DA/SDA/NVZ)

2. Enterprise

Dairy: Pedigree/commercial. Dairy Cows 150

In-calf heifers Bulling heifers Calving

Young stock 350 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 400 Lambs 660 Store sheep 440

Lambing period FEB TO APRIL Lambing location LORDS FARM

Other

3. Labour & Accommodation

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

Misc

Existing Dwellings

Other Properties (incl. occupiers).....

Previously owned properties.....

Available properties in locality

4. Proposed Development/Applicant(s) Comments

Need ... SEE AGRICULTURAL, DESIGN AND ACCESS STATEMENT

Siting ... SEE AGRICULTURAL, DESIGN AND ACCESS STATEMENT

Design ... SEE AGRICULTURAL, DESIGN AND ACCESS STATEMENT

Future Plans.....

5. Financial Details

7. Farm Buildings

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

DAIRY COW HOUSING

PARLOUR AND DAIRY

YOUNG STOCK HOUSING

SILAGE CLAMPS

SLURRY STORE

320180012

Agricultural, Design and Access Statement

Applicant : J & JJ Harrison, Lords Farm, Fleet Street Lane, Ribchester , Preston PR3 3XE

Agricultural notification to erect a general purpose agricultural building to provide for storage of hay, sheep feed, bagged products/produce, sheep equipment and grassland machinery. This will be a portal framed building with a pitched roof, cantilever overhang to prevent the ingress of blown rainwater onto dry hay and perishable goods. The siting is adjacent to the existing store building.

Agricultural Statement

The existing family farming business comprises a herd of dairy cows, some beef cows, in calf heifers, bulling heifers, and beef young stock of various ages. In addition the holding supports an expanding flock of sheep. This family business owns the farm and rents some more land locally. There is an existing business plan to retain more of the home bred beef, dairy calves and sheep. In winter the sheep grazing is concentrated on the southern part of the main block of land. There is a high demand for hay and feed during the winter months. Hay is offered ad-lib as required so there can be multiple journeys onto the land each day. Provision of storage, well located, can minimise the labour, time spent and damage from repeated journeys over waterlogged farmland during a typical Lancastrian winter. Reducing damage to grassland is good farming practice. The particular need in this case is to provide a roof and structure to store the home produced hay (from the adjoining land) and winter feed for use on the adjoining land during the poor weather in winter months, storage of sheep equipment, bagged produce/products and farm machinery used on the adjoining land is required for the existing business. This will reduce the depreciation on high value items currently stored outdoors and will further reduce the small risk of pollution currently washed off by rainwater.

Design

The feed/ machinery storage building is to be partly of the same construction and materials as the existing building on the site. The building will provide cover adjacent to the existing fencing materials store. This existing building with roof in similar materials will reduce the visual impact of the proposed west gable and in fact soften the impact of the building. Chosen materials to be used are a steel frame and natural grey fibre cement roof sheeting (with clear plastic roof-lights) and timber space boarding cladding (to allow natural ventilation of freshly made hay so this can sweat out as required) above the proposed visible low concrete panel walls. The 1 metre high panel walls will prevent impact damage from machinery as hay is loaded in during the summer and from machinery when stored in winter.

The design of the proposed building has been sought so as to have regard for the policies of landscape and visual impact although in this case not in the Area of Natural Beauty.

Transport & Access

Access to the site is from the public highway using the existing farm access track. This application does not seek to alter the use of the entrance. Within the farm ownership there is an existing farm track to the north and west of the proposed new building which will not be obstructed by the proposed building which is set back within the field and clear from the farm track. There is an existing public footpath on the farm track which will not be affected by the proposed farm building or by use of the existing access to it.

Access around the Building

Access to and around the buildings is to be from the existing farm land. The existing general purpose store for fencing materials is to be retained and will continue to service the existing farm boundaries on the holding.

Appearance

The materials are going to be similar to the existing completed building adjacent on the farmland. Being situated well away from roads and as described above there is minimal net visual impact from the existing situation.

Appraising the Context

This agricultural notification will on completion of the building improve the provision of suitable storage for hay, winter feedstuffs for sheep on the land, equipment and farm machinery. The improved storage will protect machinery and feed will retain essential nutrients and prevent deterioration/wastage. The improved storage will be with dramatically reduced risk of leaching which is currently the case when feed and machinery stored in the open elements. The additional storage facilities are justified above as reasonably required for the existing agricultural business on this agricultural unit.

Additional details - see application form and plans.