

*AGRICULTURAL
BUILDING AT
HIGHER HOUSE
FARM.*

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Clitheroe Road,
Great Mitton,
Lancashire,
BB7 9PH

Design and Access Statement

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1 Introductions

This is a Planning Statement written in support of a planning application at Higher House Farm for the construction of a new agricultural building. Mr Taberner ("the Applicant") owns Higher House Farm and is in partnership with his son Robbie. Higher House Farm comprises 5.5 acres hectares of pasture land. There are currently no agricultural buildings on the holding, a farm house and garage accompany the land.

This Application is for the construction of a new agricultural building.

2 Use

The proposed building will be used for the purpose of cattle housing, a portion of the building will also be used to house machinery and bedding for the livestock.

3 Scale

The proposed building will extend to 13.818m long by 9.144 wide with a 1.372m overhang by 3.658m to the eaves. A 4.572m concrete apron will be required around the perimeter of the building to allow for movement of machinery around the building.

4 Layout

Two bays of the building will be divided up into pens to allow the housing of livestock in a controlled manner. The third bay will be used for the storage of bedding and machinery.

5 Appearance

The north elevation of the proposed development will comprise concrete panels to around 1.67m and timber boarding to the eaves. The South elevation of the proposed development will be made up three equal bays of 4.572m, one bay will be a full height double width sliding doors, the middle bay will be 1.67m of concrete panels with timber boarding to the eaves, the third bay will be made up of a feed barrier to 1.3m with timber boarding to the eaves. The west elevation will comprise concrete panels to 1.67m and timber boarding to the apex. This gable will also contain double width sliding timber doors to provide access into the part of the building occupied by livestock. The roof will comprise FRC roof sheets with two roof lights per bay per side.

6 Farming Operations

The farming activities at Higher House Farm include the breeding of pedigree Belted Galloway beef cattle and rearing of beef store cattle. Five initial Belted Galloways have been purchased as heifers which will be put in calf in summer 2019. Their offspring will either be sold between 12 and 24 months old at the breed societies annual pedigree sale or culled at 30 months with beef to be sold privately in the local area.

The store cattle will housed over the winter, grazed over summer and sold prime in summer 2019. The proceeds will be used to purchase a second batch of Belted Galloway Heifers.

The applicant operates a small farming enterprise however if it is to be developed further whilst offering the highest standard of welfare the proposed development is now essential. The proposed building is necessary in order to house the livestock during winter, it will also offer the applicant a chance to improve the productivity and condition of the pasture land on the holding by allowing for the storage of machinery.

7 Conclusion

The proposed development is now essential for the Applicant's farming business to continue to develop. The design of the building is commensurate with other agricultural buildings 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 an opportunity for the full development of a new farming enterprise whilst respecting the character and appearance of the area. Therefore, Ribble Valley Borough Council are requested to support the Application.