



p wilson & company
chartered surveyors

Planning Section
Council Offices
Church Walk
Clitheroe
Lancashire
BB7 2RA

Our Ref: C3796-1

09 August 2018

Dear Sir/Madam

**TOWN & COUNTRY PLANNING GENERAL PERMITTED DEVELOPMENT ORDER 2015
SCHEDULE 2, PART 6 – APPLICATION FOR PRIOR NOTIFICATION OF AGRICULTURAL OR
FORESTRY DEVELOPMENT – PROPOSED ROAD
MR J SIMPSON – SIMPSON FARM DAIRIES, KENYON LANE, DINCKLEY, BLACKBURN, BB6 8AN**

We have been instructed to submit a prior notification application for an agricultural access. Accordingly, please find attached the following documents:

- Application form
- Site Plan
- Location Plan
- Elevations

The planning application fee (£96) has been paid online via the planning portal.

The application has been prepared and submitted on behalf of Mr J Simpson. Mr Simpson owns and occupies Simpson Farm Dairies based at Aspinall Farm, Blackburn. The majority of the agricultural land is situated surrounding the proposed access track in this application and is shown edged blue on the 'Location Plan' plan submitted with this application.

Mr Simpson requires prior approval for some hardstanding under Schedule 2, Part 6 – Proposed Road. It is considered that access to the proposed development from Moorgate Lane is permitted development under Schedule 2, Part 2 – Minor Operations.

The application will be assessed against the criteria set out within Class A, Schedule 2, Part 6 of the Town & Country Planning (General Permitted Development) (England) Order 2015. We have set out the criteria below and how the agricultural track satisfies the criteria.

P:\LB\Planning\2018\C3796-1\C3796-1a.docx



Burlington House, 10-11 Ribblesdale Place,
Preston, Lancashire, PR1 3NA

Tel: 01772 882277
Fax: 01772 258309
Web: www.pwcsurveyors.co.uk
Email: preston@pwcsurveyors.co.uk

Regulated by RICS

Partners

Paul Wilson FRICS FAAV FALA, Simon R Mair BSc FRICS FAAV ACI Arb
Nicola J Vose FRICS FAAV ACI Arb, Andrew T Coney MRICS FAAV REV
Robert Harrison BSc (Hons) MRICS FAAV
Edward B Gammell BA (Hons) PGDip MRICS FAAV

Associate

Sophie I H Marshall BSc (Hons) PGDipSurv MRICS FAAV

P Wilson & Company is a Limited Liability Partnership
registered in England & Wales No OC312492
Registered Office: 10-11 Ribblesdale Place, Preston, PR1 3NA



Certificate No 902
ISO 9001

Criteria	Compliance
<p>The carrying out on agricultural land comprised in an agricultural unit of 5 hectares or more in area of—</p> <p>(a) works for the erection, extension or alteration of a building;</p> <p>(b) any excavation or engineering operations, which are reasonably necessary for the purposes of agriculture within that unit.</p>	<p>The applicant wishes to create an access from Moorgate Lane as it will remove the need to drive over agricultural land to get to the western parcels on the holding. Driving over the land damages soil structure and the grass crop. The land is mainly used for the production of silage and grazing land for the applicant's livestock.</p>
A.1 (a)	The parcel of land is not less than 1 hectare and is not a separate land parcel.
A.1 (b)	No Class Q or S development has been carried out within the last 10 years.
A.1 (c)	No erection, extension or alteration of a dwelling is proposed.
A.1 (d)	<p>The proposed hardstanding and access is needed for the purpose of agriculture. The access will help facilitate the owner in tending to his land for silage production. The materials used will be the same as those used in the locality. A galvanised steel gate and a gateposts will be installed. The hardstanding will be constructed of hard-core underneath concrete. The hardstanding will prevent soil from the field being brought onto Moorgate Lane on tractor tyres and prevent poaching of the gateway.</p>
A.1 (e)	The ground area of the proposed hardstanding is 13.71m ² .
A.1 (f)	The proposal is not within 3 kilometres of the perimeter of an aerodrome.
A.1 (g)	The proposal will not exceed 12m in height.
A.1 (h)	<p>The proposed building is not within 25m of a metalled part of a truck road or classified road. Moorgate Lane is unclassified, see attached confirmation from Lancashire County Council.</p>
A.1 (i)	The proposal will not be associated with the building of a livestock building, or for the storage of slurry or sewage sludge.
A.1 (j)	The proposed building is not connected with fish farming.
A.1 (k)	The proposed building is not for storing fuel for or waste from a biomass boiler or anaerobic digestion system.

Siting has been carefully considered as Mr Simpson wants to improve the management and efficiency of his agricultural land. The gateway will be set back from Moorgate Lane, providing sufficient space for vehicles to come off and on to the lane safely. A small section of hardstanding is required to enable access into the field, reduce soil waste brought onto the road and prevent poaching of the gateway. The design of the access is typical of modern agricultural accesses and the construction materials are those commonly used in the construction of modern agricultural accesses. No works will be undertaken within the breeding season for nesting birds. Consequently, the LPA should have no issues or concerns regarding the siting, design or external appearance of the proposed agricultural access.

The proposed hardstanding is reasonably necessary for the purposes of agriculture within the unit and satisfies all the criteria under Class A, Schedule 2, Part 6 of the General Permitted Development Order.

If the LPA have require any further information I trust they will not hesitate to contact me.

Yours sincerely

A handwritten signature in blue ink that reads 'L. Banks'.

L BANKS
For P Wilson & Company

Email: luke.banks@pwcsurveyors.co.uk