



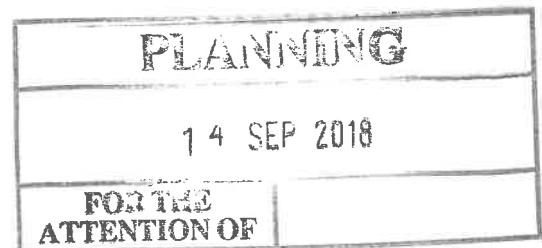
Suite 9
Grindleton Business Centre
The Spinney
Grindleton
Clitheroe
Lancashire
BB7 4DH

Tel: 01200 449700
www.ghaonline.co.uk
email: info@ghaonline.co.uk

13 September 2018

Our Ref: Win/836/2518/TW

The Director of Planning
Ribble Valley Borough Council
The Planning Department
Council Offices
Church Walk
Clitheroe
BB7 2RA



Dear Sir or Madam,

RE: Our Client - Mr. A. Winterbottom, Sudells Farm, Northcote Road, Langho, BB6 8BD. Prior Notification Application for Construction of a Livestock and General Storage Building at Sudells Farm

This letter accompanies a prior notification application as outlined above, which we have submitted online via the Planning Portal, on behalf of our above-named client, the application has been allocated the Planning Portal Reference: PP-07264375.

Submitted with this application are: a location plan, a site plan, land holding maps and completed agricultural questionnaire. Also enclosed is a cheque for the application fee of £96.00 made payable to the Council.

The applicant farms 60 acres (24.3 hectares), which is owned and situated around Sudells Farm. He has only recently acquired the farm, and although has had experience of agriculture his entire life (having previously farmed elsewhere), Mr. Winterbottom currently can only keep limited stock. He currently keeps 6 suckler cows, and 5 store heifers, which he is due to sell due to lack of winter housing. He also runs 100 Texel and Charolais breeding ewes and 180 lambs, together with 7 rams. Mr. Winterbottom's intention is to keep his sheep flock at similar numbers but increase his beef cattle enterprise with the purchase of 60 – 70 store cattle which he intends to finish in the proposed building upon the holding. This is an enterprise the applicant has previous experience of, as he has undertaken it upon previous holdings for several years previous.

There are a range of existing buildings on the farm as shown on the site plan, drawing number: Win/836/2518/01. Outlined below is each building in turn:



Chartered Surveyors ■■■ Planning & Development ■■■ Land Agents
Valuers ■■■ Property Agency ■■■ Property Management



Building 1:

This is a traditional stone building with a slate roof, used for the storage of hay and minimal livestock pens. The barn has doors in character to its age, and therefore cannot accommodate the size or scale of modern farm machinery, henceforth limiting its use as part of a modern agricultural enterprise.

Building 2: 60' x 40'

This is a steel portal frame building with concrete block walls and close timber boarded. The building was used during the last season for lambing sheep during the lambing season, however was not entirely suitable due to a lack of ventilation. The rest of the year this building is used for machinery and feedstuff storage. As the building has closed timber boards, it is not ideal for the housing of cattle due to the lack of ventilation. This would have a detrimental impact upon animal welfare and wellbeing, increasing the risk of respiratory diseases such as pneumonia.

3: Dwelling House

4: Dwelling House

The proposed agricultural building will be of steel portal frame construction and will be 18.3m (60ft) wide x 36.6m (120ft) long and be subdivided internally. A 4m (13ft) wide passage would be created to feed the cattle housed within the building. The remainder of the building will be used for the storage of agricultural machinery, a workshop area and general storage to include bedding and fencing equipment, as well as incorporating a circulation area to allow for access to the building's contents. Details of space requirements can be seen in the attached calculations. The building will have an eaves height of 6.1m (20ft) and a ridge height of 8.55m (28ft), the roof pitch will be at a 15-degree angle. The proposed building will be constructed of concrete panels up to 2m with Yorkshire Boarding above to the eaves on all elevations. Both Gables will have a 4m (13ft) high opening which will be 4.6m (15ft) wide, with a steel sheeted gate and roller wind blind above. The roof will be constructed of matt grey fibre cement roof sheets. The building will be sited adjacent to the farmstead, as shown on the site plan.

As there are only two serviceable farm buildings upon the farm site, a further building is required. One of the existing buildings is a traditional barn, used to store hay with minimal livestock pens but it is inaccessible with modern machinery. The other building is a portal frame modern building 60ftx40ft, with close timber boards providing no ventilation. This building had to be used to lamb sheep this year which was less than ideal, therefore a more ventilated shed is required to reduce the risk of airborne diseases including pneumonia, improving animal welfare.

The applicant also wishes to expand their current agricultural enterprise into intensive beef production to increase profitability of the farm as a whole. This is something which the client has previous experience of, as set out earlier. In an uncertain time for all businesses, especially those in or allied with agriculture, any investment or futureproofing should not be hindered by local government, and instead rewarded and encouraged, to allow businesses to prosper and flourish through the forecasted difficult times ahead.

Mr. Winterbottom also wishes to store his agricultural machinery inside in one of the existing buildings, to preserve the longevity of the equipment, therefore reducing both capital and maintenance costs. The storage of modern agricultural machinery is becoming increasingly important from a crime prevention perspective, as farm equipment is valuable and often targeted by thieves. This new building will allow adequately for not only the storage of existing equipment (both directly and via freeing other buildings to be used as storage) but will also futureproof the holding for Mr. Winterbottom's farm machinery expansion plans, again allowing the business to prosper into the future.

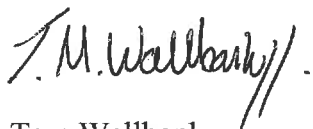
It is also a hazard to store both straw and fertiliser together, due to the increased fire risk imposed by the two materials. This therefore means that for the applicant to create not only a safe working environment for himself, but also for livestock and indeed visitors to the holding, the applicant requires this further building to allow the storage of both fertilisers and feedstuffs separately. In an industry as hazardous as agriculture, any attempt to improve safety should be encouraged by local government, thus setting an excellent precedent and ethos to the rest of the farming community.

It is therefore a necessity to Mr Winterbottom's farming enterprise that this proposed building be permitted to both expand and increase the profitability of his agricultural business, improve animal welfare further and continue to run a safety conscious business in an extremely hazardous industry.

We consider the building to be reasonably necessary for the purposes of agriculture and as such the development should be permitted. The building is designed to be 'fit for purpose' for its intended use and is proposed to be sited adjacent an existing agricultural building, within the vicinity of the farmyard.

I trust that there is sufficient information enclosed with this application on which to register and validate it and I look forward to receipt and acknowledgement of this in due course, with the details of the planning officer dealing with the application. If in the mean time you require any further information regarding the above, please do not hesitate to contact me.

Yours faithfully

A handwritten signature in black ink, appearing to read 'T. M. Wallbank' with a stylized flourish at the end.

Tom Wallbank

Encl'

CC Mr A. Winterbottom – Sudells Farm