



30 May 2019

Our Ref: Ain/798/2669/FP

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Dear Sirs

**Re: Our Client: Mr M Ainsworth, Cunliffe Moss Farm, Saccary Lane, Mellor
BB1 9DL. Full planning application for an agricultural building to roof over an
existing muck heap and concreting at Cunliffe Moss Farm.**

Please find enclosed a full planning application for an agricultural building to roof over an existing muck heap and concreting an existing yard area at Cunliffe Moss Farm on behalf of our above named client, together with existing and proposed site and location plans, proposed plans and elevations and a plan showing the area of land which the applicants owns. The planning application fee will be paid via the planning portal.

The application is for a full planning application to roof over an existing muck heap and concreting. The application site will be located within the farm yard as shown on the proposed site plan submitted with this application.

The proposed development comprises of a 18.29m (60') x 9.14m (30') agricultural building to roof over an existing muck midden to be constructed with a steel portal frame with concrete panels up to 1.5m and timber boarding above on three sides and the easterly facing elevation open to allow the muck to be tipped. The building will have grey fibre cement roof sheets.

The building will be located in the farm yard and adjacent to two existing livestock building and an agricultural workshop and therefore will not be seen in isolation but will become part of a group of buildings that will appear in keeping with the local area due its scale and design being of agricultural appearance.

The applicant farms both beef cattle and sheep. He lambs approximately 130 ewes each year between March and May and all of these are lambed in the agricultural buildings at Cunliffe Moss Farm building. These lambs are kept throughout the year until they are fat housed both indoors and outdoors.

The applicant also has 20 cattle that calf in spring also in the adjacent buildings. Mr Ainsworth is currently increasing his herd numbers therefore will keep all of the heifers.



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



The buildings are therefore fully utilised all year round and therefore need to be mucked out on a regular basis to ensure the best welfare and health of the cattle and sheep.

The main reason for roofing over the existing muck heap is to prevent runoff and risk of water pollution. Natural England and the Environment agency are supporting all farmers to reduce dirty water runoff into watercourses which can cause water pollution which the uncovered muck heap and yard area cause.

Mr Ainsworth will be applying for a Countryside Stewardship Grant for the proposed building and the Catchment Sensitive Farming Lead Adviser of Natural England, Michael Graham, is supportive of this proposed development and the Environment Agency are also supportive.

The grant to roof over an existing much heap and the concreting is targeted at farmers who will provide environmental benefits such as reducing foul drainage volumes, runoff and risk of water pollution as a result of carrying out works such as roofing over muck heaps.

The building will be designed in a way that there will be a perimeter drain around the building so if any liquor ran out of the store it can be captured and run into an underground tank. The floor will slope in all directions to the centre of the store so no liquor escapes. The concrete panel walls will have plenty of sealant so there is no chance of any leakage.

The proposed development would provide these benefits and Natural England and the Environment Agency have confirmed they would be supportive of the proposed grant application.

The application site will also appear a lot tidier if the proposed development is approved.

In assessing this proposal, consideration should be given to the National Planning Policy Framework (NPPF) and the Core Strategy 2008-2028 A Local Plan for Ribble Valley Adoption Version and these will be dealt with in turn below.

Paragraph 83 of the NPPF supports a prosperous rural economy and states:

Supporting a prosperous rural economy

83. Planning policies and decisions should enable:

- a) the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed new buildings;*
- b) the development and diversification of agricultural and other land-based rural businesses;*
- c) sustainable rural tourism and leisure developments which respect the character of the countryside; an*

The proposed development is promoting the development of a business which requires a new building in order for the applicant to have space to store his muck and provide environmental benefits by reducing runoff and risk of water pollution.

Key Statement DS2 – Presumption In Favour of Sustainable Development

Key Statement DS2 “presumption in favour of sustainable development” identifies that the Council when considering development proposals should take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. The policy clearly states that where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision the Council will grant permission unless material considerations indicate otherwise, taking into account whether: any adverse impact of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole; or specific policies in that framework indicate that development should be restricted. There are no such adverse impacts and no policies that indicate that the development should be restricted.

Key Statement EN2 – Landscape

Key statement EN2 identifies that *“as a principle the Council expect development to be in keeping with the character of the landscape, reflecting local distinctiveness, vernacular style, scale, style, features and building materials.”* We consider that the proposed development adequately addresses all of these principles, providing development which will be in keeping with the local area as the design of the elements are similar to others in the local area. The proposed building will be constructed with a steel portal frame with concrete panels up to 1.2m and timber boarding above on three sides and the easterly facing elevation open to allow the muck to be tipped. The building will have grey fibre cement roof sheets. The building is only small in scale.

Key Statement EC1 - Business and Employment Development

Key Statement EC1 states that *the expansion of existing business will where appropriate be considered favourably.* This development will support the applicant’s farming business and therefore should be supported.

Policy DMG1: General Considerations of the adopted core strategy lists certain criteria which will be applied in determining planning applications. Of relevance to this application are:

- Be sympathetic to existing and proposed land uses in terms of its size, intensity and nature as well as scale, massing, style, features and building materials
- Not adversely affect the amenities of the surrounding area
- Provide adequate day lighting and privacy distances

We believe that the proposed development accords with these criteria. The proposed development will be constructed with materials that will not cause an unacceptable visual impact and will in fact make the area tidier and aesthetically pleasing. The proposed building is of an agricultural design with the appearance of a standard modern agricultural building similar to the existing buildings at Cunliffe Moss Farm.

Policy DMG2: Strategic considerations of the adopted core strategy states:

Within the tier 2 villages and outside the defined settlement areas development must meet at least one of the following considerations:

- 1. The development should be essential to the local economy or social well being of the area.*
- 2. The development is needed for the purposes of forestry or agriculture*
- 3. The development is for local needs housing which meets an identified need and is secured as such.*
- 4. The development is for small scale tourism or recreational developments appropriate to a rural area*
- 5. The development is for small scale uses appropriate to a rural area where a local need or benefit can be demonstrated*
- 6. The development is compatible with the enterprise zone designation.*

The proposed development complies with point 2 as the building is required solely for agricultural purposes.

As such, we believe that the proposed development is fully compliant with development control policy and guidance and we would therefore urge the Council to look favourably upon this application.

I look forward to confirmation of receipt of this application and details of the planning officer appointed to deal with it.

Yours Faithfully



Fiona Patterson
Encl'

Cc. MR M Ainsworth