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PLANNING	
07 OCT 2019	
FOR THE ATTENTION OF	

**Proposed Change of Use of Camping Barn.
Clark House Farm.
Chipping,
Lancashire.**



Supporting Statement

On Behalf Of

Messrs P. Stott & Son.

J HADFIELD ENGINEERING SURVEYING
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1 :- The Application.

1.1 – The Application.

The application is made on behalf of Messrs. P. Stott & Son. for a change of use with minor exterior changes, for a camping barn to be a residential dwelling.

1.2 – The Site.

The application site is a stone built barn that is situated between Clark House, the former main farm house and Medow Hey, the workers dwelling on the south side of the road at Clark house Farm.

2 :- History.

2.1 - Recent Development.

The present occupiers family took over the farm in the 1940's, Recent development since the three brothers agreed to separate the Farm between them, with Messrs P. Stott & Son being formed, and taking on the family farm in 1984 , the more modern farm buildings constructed include a steel portal storage shed, milking parlour, dairy, livestock building constructed from concrete block and most recently a covered Silage clamp.

In 1989 the stone barn adjacent to the house (Application Site) was granted change of us to a camping barn in 1989, (Application 3/1989/0301). It has been successful in its use for over 25 years catering for families private groups but predominantly youth organizations and local authority organized groups.

In 2001, a reserved matters application was approved for the building of a farm workers dwelling next to the barn for the family members working within the farm business.

In 2012 it was decided to sell of the main farm house as the remaining senior partner wished to retire. The section 106 tie was lifted (Application 3/2012/1112) on the main house and a sale completed in 2014.

3 :- The Farm Business.

3.1 :- The Core of the Business.

The main business interest has been in milk production with a herd of over 100 cows along with breeding replacement heifers to follow on from calf's mainly bred on the farm. The decision was taken in 2018 to cease milking and reduce the dairy herd to a few over a 9 month period, keeping a small number of cows to retain the bloodlines developed over several generations.

For the short term, dairy cows from another farm within the area are taken in and housed for the winter period to generate some income.

3.2 :- Farm Diversification.

The Farm as well as diversifying with the camping barn had also set up a farm plastic recycling business, originally a franchise arrangement with a national organisation, in 2002. After a difficult start during the setting up of the business due to the interruption from the foot & mouth epidemic, things grew well with peoples opinion on recycling and then backed up with legislation on waste materials. It was decided in 2017 to sell the business due to its need to expand the facility and the time needed to manage it. Subsequently the price of recycled plastic globally fell with one of the world's largest purchaser stopping imports resulting in a world price collapse. The business has now been sold to the franchiser as the market for the resultant waste will undergo substantial changes in the near future and possibly requiring a large investment.

4. :- Reasons for Change of Use.

4.1 :- Economics of the barn running.

The mainstay of the camping barn has been youth organisations and local authority bookings over 3 decades, amounting to over 85% of the income generated, with the remainder private parties which did not always fill the available accommodation to its capacity.

The main advertising and bookings came from the YHA, which the farm worked closely with over a long period of time.

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Due to recent legislation and Government guidelines for child protection by local authorities & youth groups, the YHA and local authorities have stopped using facilities that they don't own or run. This has resulted in the greatly reduced income and empty facility.

It is with great regret, as it was originally set up by his mother & late father, Mr J. Stott has decided instead of having an old building that requires upkeep, particularly when not being occupied, to convert the barn into a residence.

I hope the application will be looked on favourably as the barn has been used for holiday accommodation for several decades and was not been entered into with the intension of acquiring a dwelling.

Also if the barn had not had change of use, its position between two residential properties and within the settlement of "Old Hive" would correspond with planning policy, it should be granted change of use to a dwelling on its own merits.