



Gary Hoerty Associates

3 April 2020

Our Ref: Bre/096/2815/GH

Planning and Development Control
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Dear Sirs

Re: Our Client – F Brewer & Son Ltd, Moorgate Farm, Moorgate Lane, Dinckley, Blackburn, BB6 8AN. Re-submission of a Prior Notification application for a proposed agricultural track at Moorgate Farm.

This letter accompanies a re-submission Prior Notification application as outlined above which we have submitted online via the Planning Portal on behalf of our above-named client and it has been allocated the Planning Portal reference number PP-08631762.

We have nominated our client to pay £96 relating to the application fee and £25 relating to the service charge. This covering letter is accompanied by the following submission documents:

- The application form
- RVBC agricultural questionnaire
- Map showing the agricultural holding
- Location plan (Bre/096/2815/01)
- Proposed site plan (Bre/096/2815/02)

This application has been re-submitted with additional information in order to more clearly demonstrate to the Council that the track is reasonably required for the purposes of agriculture as per the exchange of emails that has taken place with Nicola Hopkins. We firmly believe that there is sufficient evidence to demonstrate that the track is needed for agricultural purposes and we set out in this letter why this is the case.

Under planning applications 3/2017/0103 and 3/2019/0477 the Council granted permission for the diversification of the farm with the approval of a tourism development on part of the property. At present there is an existing track adjacent to the tourism development which had previously been used for agricultural purposes. In order to avoid a conflict between the tourists and large agricultural plant and machinery the applicants had been making use of an access to part of their land situated to the north east of the farmstead of Moorgate Farm, off Moorgate Lane which also serves Cravens Farm.



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Unfortunately, some of the applicant's neighbours have interfered with the applicants use of this access by erecting obstructions within the highway verge of the unadopted Moorgate Lane, which can be seen in figures 1 and 2 below.

Figure 1



Figure 2



These obstructions have made it impossible for the applicant to bring farm equipment onto his land through this access and while we are firmly of the opinion that the obstructions are an unlawful interference with his right of way the applicant is proposing to overcome the problem by creating a new length of access track which will enable farm traffic to move around the holding without having to pass immediately next to the camping pod site where there will be families and young children playing.

The agricultural activities that take place on the farm include the transportation of livestock, the movement of farm manure and fertiliser for spreading on the land, the harvesting of crops and any other associated agricultural operations such as fencing and spraying which require the movement of agricultural vehicles on the land.

The farm track is required at Moorgate Farm to enable the applicant to access his field with tractors and machinery without having to cause ruts when travelling across the fields in the winter months. The proposed track will prevent the soil/sward from being compacted and waterlogged, thus increasing grass growth.

The proposed track will be approximately 210m long and 3.7m wide and constructed of hardcore to a depth of approximately 305mm with road plainings on top. The track will only be used for agricultural purposes and will not be used by visitors using the camping pods.

We firmly believe that the track is reasonably required for agricultural use and that the application satisfies all the requirements of Part 6 of the GDPO 2015 and as such the proposal is agricultural permitted development.

Ribble Valley Borough Council's agricultural buildings and roads supplementary planning guidance provides design guidelines for new farm roads in terms of siting and materials. I believe that this new track is compliant to this guidance as the track will not harm any features of interest or have any impact on neighbouring properties. It also will not have a scarring effect on the landscape.

We trust that the Council has all the information that they require to register and validate the application. If, however, any further information is required no doubt you will let us know at your earliest convenience, and please also let us know the details of the planning officer appointed to deal with it in due course.

Yours faithfully



Gary Hoerty

Encl'

C.C. Mr J Brewer