

Planning statement Notes

10/7/2020

Applicant Mrs Fiona Johnstone

Correspondent's address

Croft Cottage, England's Head Farm, Paythorne. Clitheroe.BB7 4JD

Contact no.

Proposed D

Slated Laithe, Paa Lane, Paythorne, Clitheroe. BB7 4JD

Application for erection of new agricultural building for sheep housing

This proposal should be viewed alongside planning approval no. 3/2018/0357. Permission has already been granted for the conversion of the existing stone barn into a dwelling, in which the applicant and family will occupy upon completion.

Proposal for Sheep housing building

An agricultural building is to be erected for the winter housing and lambing of our small flock of sheep along with dry storage of sheep fodder.

There is a total of 7.5 acres of grazing land that will be part of the facility which is owned by the applicant. The pastures will be enhanced with the over seeding of wild meadow flowers and traditional grasses, to encourage the native insect populations enhancing the biodiversity of the area, in addition to aiding our own honey bee colonies.

It should be noted that this facility is developing a redundant, derelict farm yard, which has previously been used to store winter feed bales, old farm machinery, scrap farm equipment and thus is not "green field grazing land."

Visual impact.

The proposed buildings have been purposely located to back onto the wooded gully adjacent to the site in order to reduce any visual impact.

The proposed development area has previously had the land level raised by the previous owners therefore, to further minimise the visual impact upon the area, we propose to reduce the man made levels closer to the original level. In addition, the removed spoil will be used to create a culvert, fill in the existing man made drainage gully, resulting in no spoil having to be removed from site.

A program of planting to include native deciduous trees, shrubs and hedging will be undertaken throughout the property.

Two of the existing previously neglected hedgerows will be rejuvenated with supplementary planting of native Lancashire species. This will further minimise the visual impact and encourage local wildlife and biodiversity.

The buildings will be constructed with a 1.2m high local random limestone wall with natural timber Yorkshire boarding above.

The roof will consist of grey cement fibre roof sheeting, with some opaque roof sheets for natural daylight, in accordance with animal welfare.

Transport and Highways

Access will be from the existing private track known as Paa Lane as per the planning approval already granted. There will be no extra road traffic created from this development.

Noise impact.

The relationship with adjoining land uses is acceptable, and no unacceptable noise nuisance issues will occur.

Contamination risk.

The applicant and previous owner confirm that there has been no contamination of the site during their ownership.

It is highly unlikely that the development will create or cause any contamination.

All effluent created from the stables and manure will be piped to the sewer treatment tank for the property.

Flood risk.

The site is identified as Flood Zone 1 on the Environment Agency Flood map, and is therefore not in an area at risk of flooding.

All surface water will be directed into the existing on site culverts, with no extra water going into Dodgson Gill.

Environmental and biodiversity risk.

The development will not have any impact upon protected species as set out in the existing planning approval notice for the conversion of the stone barn (3/2018/0357).

In addition to the remediation measures proposed for the barn conversion, extra deciduous trees, shrubs and hedging will be planted, all of which will be of species native to this part of Lancashire.

Permanent provision of an owl loft will be provided within the stables building.

Bird nest boxes suitable for a variety of other local species will also be erected throughout the property.

The pastures will be enhanced with the over seeding of wild meadow flowers and traditional local grasses, in order to encourage the native insect populations, enhancing the biodiversity of the area.

All waste material created will be sent for recycling where appropriate, stored and disposed of in the correct manner.

Any animal effluent created will be collected and treated in the onsite sewage treatment plant before being discharged to an onsite soak away.