

APPLICATION FOR AGRICULTURAL BUILDING

Ref: Great Dudland, Gisburn Road, Sawley, Clitheroe. BB7 4LH

This application is for the erection of a new agricultural building at Great Dudland.

- Statutory Address: GREAT DUDLAND
- County: Lancashire
- District: Ribble Valley (District Authority)
- Parish: Gisburn
- National Grid Reference: SD 80505 47026



*For more
detailed
location
plan see
section 5*

1. Grade II Listing extract:

House, possibly early C18th with some dressings re-used. Sandstone rubble with slate roof. Double-pile plan with end chimneys. 2 storeys, 2 bays. Windows mullioned, double-chamfered and of 3 lights. Those on the ground floor have had their mullions extended. The door, between bays, is cyma moulded with Tudor-arched head. It has a cavetto cornice having a central stone re-used and carved with 2 dog-tooth ornaments. Above on the 1st floor is re-set part of a stone rainwater spout. At the rear (north-west) are mullioned windows. Those on the ground floor are double-chamfered, of 6 lights with king mullions at the left and of 3 lights with restored mullions to the right. On the 1st floor are 2 3-light mullioned windows, the left-hand one chamfered, the right-hand one rebated and chamfered with restored mullions. Between the windows is a stair window with plain stone surround and semi-circular head. To its right is a door with plain stone surround.

<https://historicengland.org.uk/listing/the-list/list-entry/1362316>

2. Heritage Statement

In 2020 we have undertaken a project – with listed planning consent – to replace all windows and doors at Great Dudland with improved metal, leaded windows and solid oak doors to preserve the authenticity of the property as well providing an improvement in quality. The below photos show these new improvements.

Front elevation photo:



Rear elevation photo:



Great Dudland was constructed in the early C18th and for the majority of its 300-year existence has been the primary farmhouse in the area with up to 1,500 acres or thereabouts under agricultural activities, mostly sheep and dairy farming.



For a significant part of its history, Great Dudland had a substantial barn and stabling facility as well as additional timber farm buildings (see above photograph taken approx. 1964). The barn itself is c.15m from Great Dudland farmhouse. In 1998, the barn and some of the surrounding land was sold and planning permission was given to convert this barn into a habitable property, now Beechwood Barn.

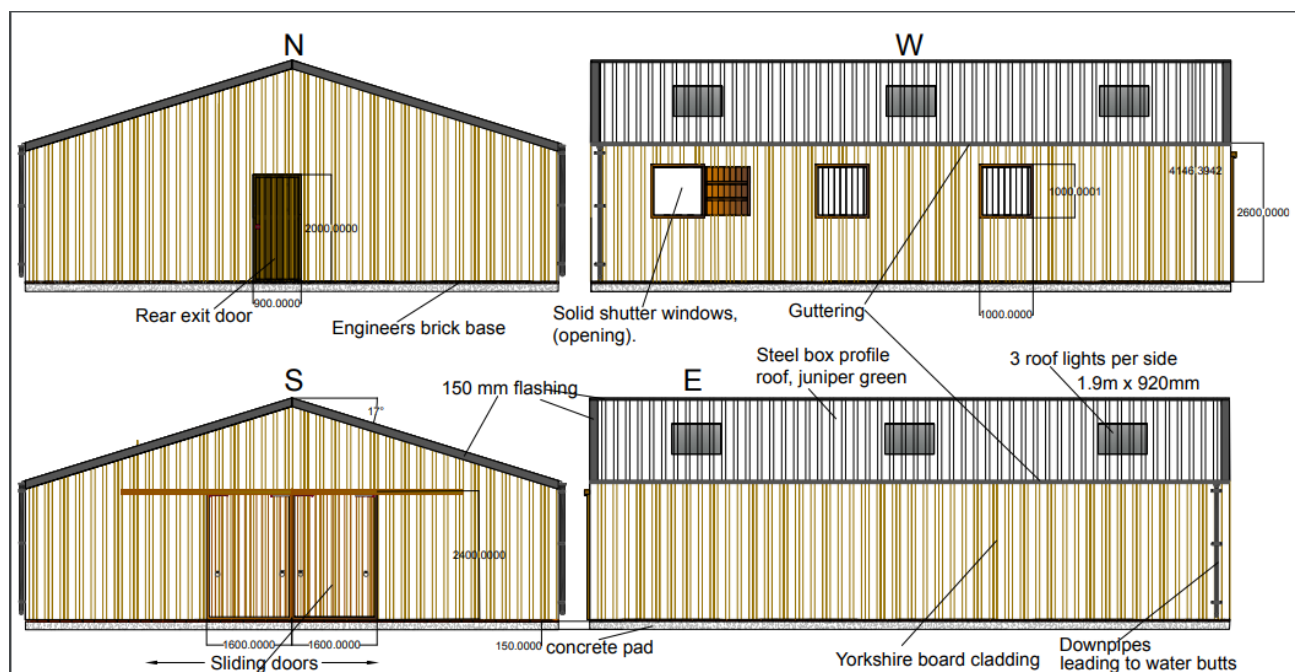
Careful consideration has been given to the location of a proposed barn balancing the need for proximity to the farmhouse for purposes of security, the supervision of lambing activities and services (electricity and water) and also so as not to negatively impact the curtilage of the listed farmhouse. To that end the site of the proposed barn is to be c.35m from the farmhouse and is screened by two large oak trees and a hawthorn hedge.

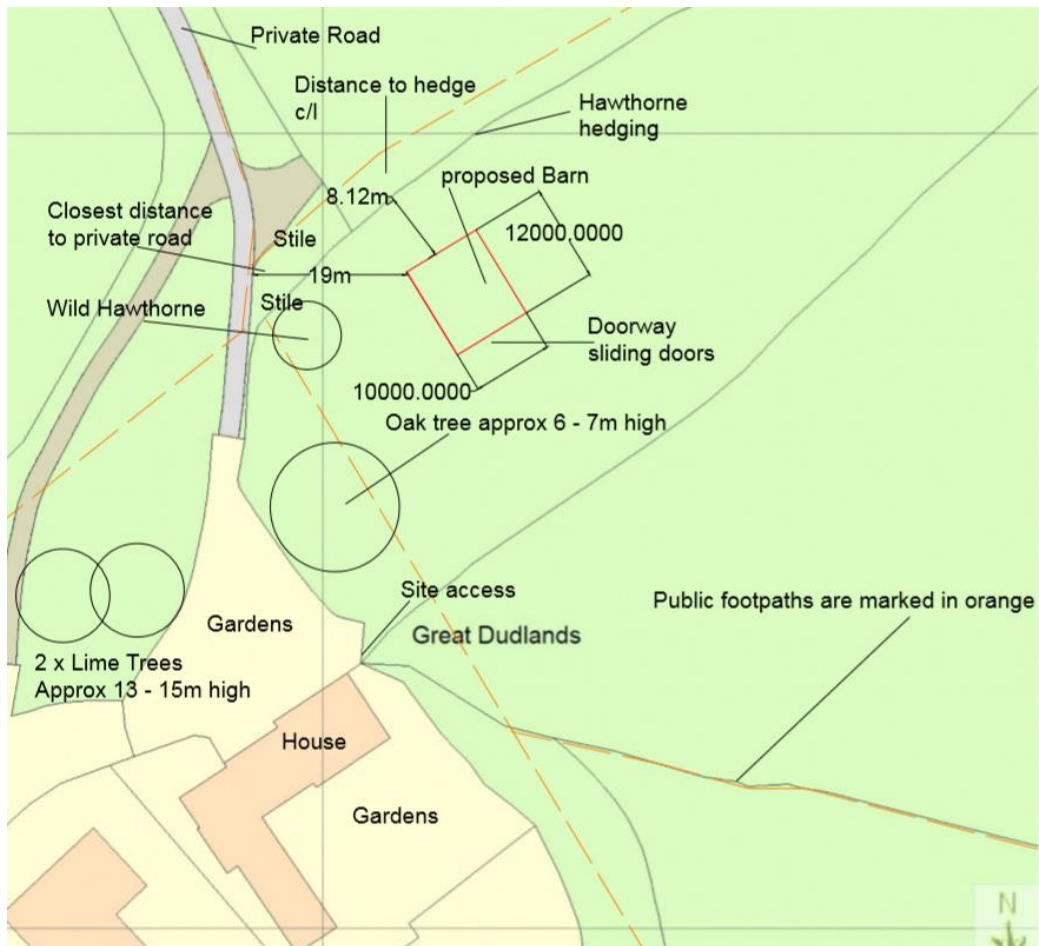
Great Dudland and the site of the proposed barn is accessed via a private road from the A59 (see location map) which is owned entirely by Great Dudland. The site of the proposed barn is approximately 300m from the A59 from which it is not visible and situated behind a hawthorn hedge.

There are two properties in the vicinity, Beechwood Barn and Dudland Croft. Both neighbours have been consulted with privately and have no objections to the proposed barn.

3. Proposed Development

We propose to erect an agricultural building 12m (L) x 10m (W) x 4.164m (H). As a means to lessen the impact of the building, attention has been given to the materials being used: grey/green tanalised timber cladding, 'juniper green' roof.





4. Planning Statement:

Great Dudland has retained agricultural land amounting to c.25 acres (see Location Plan - area marked in blue) and this land is currently used for grazing sheep, but there are no agricultural buildings on the land to support this activity.

We have considered the type of building that would best suit the rearing and maintenance of a flock of 40 to 50 pedigree sheep. Allowing for ~40 ewes during pregnancy and lambing at ~2.2m² per ewe, plus ~10 non-pregnant sheep at 1.4m² each, plus c.20m² for storage of machinery and haylage, indicates a building size of c. 120m².

The open-plan layout will provide flexibility with regard to positioning of mobile pens and segregation of sheep breeds, ewes and their lambs.

We currently have a flock of 20 pedigree Suffolk sheep and have recently purchased a further 10 Lonk ewes. We intend to breed these ewes and to maintain a flock of c.40-50 sheep. The nature of these breeds are that they are large animals (larger than other sheep varieties) and during lambing, require intensive supervision, hence the proximity to the farmhouse and the size of the building.

The purpose of the agricultural building is to provide a winter shelter for the animals and as lambing pens as well as storage space for haylage, feed and agricultural equipment. Obtaining planning permission and subsequent construction of this agricultural building is a prerequisite for our development of this activity.

Location Plan:

