

# Proposed Agricultural Building

Greenbank Farm  
Green Lane  
Grindleton

For Miles Fox Farming

## DESIGN AND ACCESS STATEMENT

May 2021

## 1 INTRODUCTION

- 1.1 PGB Architectural Services are retained by Miles Fox Farming ('the applicant') to prepare drawings and documents sufficient for a full planning application for:
- The erection of an agricultural building on land at Greenbank Farm.
- 1.2 This application is made following rejection of a prior notification for an agricultural building ref 3/2021/0274.
- 1.3 This application is also made in lieu of approval of prior notification 3/2020/0364 in a different location in the same field. This proposal is abandoned due to the cost of relocating existing electrical equipment.
- 1.4 This application is made in support of a recent farming enterprise by the Fox Family including two brothers and a son. The son, currently studying at Myerscough College, is looking to farm this 28 Hectare of land with the support of his family. The land lacks any buildings for storage of machinery and for lambing and calving. The family are local to the area and whilst no house is associated with the land a holding number has recently been applied for (ref SB1 20063379)
- 1.5 Currently Miles Fox farming own several farm related machinery and equipment which is stored at the family's other business premises on Salthill Industrial Estate. As the farm equipment list expands the capacity for storage at this site is restricting the efficiency of the haulage business. It is also necessary to travel some distance with the farm equipment and machinery to ensure they are stored safely overnight back in Clitheroe.
- 1.6 The proposed building is therefore required for the secure storage of a range of farm machinery and equipment as well as feed. It will also be used for seasonal lambing and calving but specifically on bedding rather than animal housing which might need slurry containment – there is no intention to create slurry.
- 1.7 This Statement should be read in conjunction with the submitted application package, which includes the following documents:
- Completed Application Form.
  - Drawn Information:
    - 3262-001C Location Plan
    - 3262-002C Existing Block Plan
    - 3262-003C Proposed Block Plan
    - 3262-004C Proposed Plans and Elevations
  - 3262 Design and Access Statement
  - 3262 Additional Agricultural Information Form
- 1.8 The remainder of this statement is structured as follows:

- Section 2 - Site Description
- Section 3 – Relevant Planning History
- Section 4 - Access
- Section 5 – Layout
- Section 6 – Scale/Appearance
- Section 7 – Landscaping
- Section 8 – Waste & Site Management
- Section 9 – Conclusion

## **2 SITE DESCRIPTION**

- 2.1 The Farm comprises almost 28 hectares of land on both sides of Green Lane (A bridle path connecting Grindleton Road with Greendale View and Smalden Lane Grindleton). The fields to the North (area of the application site) are generally level whilst those to the South are sloping and not ideal for new buildings.
- 2.2 The land is within, but close to the edge of, the Forrest of Bowland Area of Outstanding Natural Beauty surrounded by open countryside with the village of Grindleton nearby.
- 2.3 To the West is a dense wooded area to a cutting containing West Clough Brook. To the East there is woodland up to Grindleton Brook and towards Grindleton.
- 2.4 The application site is in a reasonably level area of the North West field with a row of mature trees screening views from the North whilst to the East of this field, is Green Lane with a couple of mature trees on the field boundary.

## **3 RELEVANT PLANNING HISTORY**

- 3.1 A planning search has been undertaken on Ribble Valley Borough Council's online planning search. The relevant application being:

**3/2020/00364** Agricultural Determination: Construction of two agricultural buildings for storage, machinery, lambing and calving and storage of associated straw based manure. Permission Not Required 29/09/2020

**3/2021/0274** Agricultural Determination: Proposed one agricultural building - in lieu of approval 3/2020/0364 which will not be built. Permission Required 06/04/2021

## **4 ACCESS**

- 4.1 The farm is accessed off Grindleton Road along Green Lane which is tarmacked for the first 270m then stoned beyond. This track has recently been made good with new stone and improvements made to drainage and boundary walls/fences.
- 4.2 A new gateway and access track is proposed to ensure safe access and egress from the bridleway. A yard area in front of the proposed building will facilitate turning such that vehicles can draw on and off the bridleway.

## **5 LAYOUT**

5.1 The proposed building is set to the North of the field in an area where the ground is relatively flat. The previously approved prior notification location to the South of the same field is in the line of overhead electricity cables which have proved too complex/expensive to move.

5.2 The location means the building is well screened from most vantage points.

5.3 The nearest neighbouring residential property is some 370m away to the South

## **6 SCALE AND APPEARANCE**

6.1 The proposed building is simple and rectangular in form with two sliding doors at either end of the building. It is 20.56m wide x 36.4m long and 5.34 to eaves and 7.7m to ridge. It is typical of many farm buildings but with an acknowledgement to the AONB in that the wall cladding includes stone cladding up to dado with Yorkshire boarding above.

## **7 LANDSCAPING**

7.1 The access and yard area will be concreted and drained to a new sustainable drainage installation which will also include separate rain harvesting from the roof. Other than that, there will only be stock proof fencing to the yard and access.

## **8 WASTE & SITE MANAGEMENT**

8.1 Seasonal housing of calves and lambs will take place, but this will only generate bedding waste rather than the need for slurry. The bedding will be composted and used on the land.

## **9 CONCLUSIONS**

9.1 PGB Architectural Services is retained by Miles Fox Farming to submit a planning application for an agricultural building essential for secure storage of plant and machinery used in connection with farming the land. The building will also be used for seasonal lambing and calving in connection with the business of Miles Fox Farming on the 28 hectares of land off Green Lane. The building is necessary for the purpose intended and is designed and located to respect the setting in this Area of Outstanding Natural Beauty. We believe that whilst this proposal did not meet all the requirements of a Prior Notification it is still worthy of planning permission.