

[REDACTED]
Miss C Pallister

27th August 2021

Planning & Development Control,
RVBC
Council Offices
Church Walk
Clitheroe
BB7 2RA

Dear Sir/Madam

Re: Our Client: Mr. & Mrs. J Evans
Full Planning Application for an Agricultural Building at Seedalls Farm,
West Bradford, BB7 3JG

This letter accompanies a full planning application which has been submitted via the planning portal reference PP-10169397. The planning fee of £124 (£96 application fee & ££24 service charge) relating to the application is being made by BACS.

Background

The application relates to the erection of a modern steel portal frame agricultural building at Seedalls Farm, West Bradford for the accommodation of rare breed livestock and secure storage of agricultural farm machinery. The applicants Jon and Louise Evans recently purchased Seedall Farm and are committed to a programme of restoration and modernisation of the small holding. See attached Pre Application advice dated 6th July 2021 from Adam Birkett. The owners have registered with The Rural Payments Agency and trade under the business name of 'Seedall Farm' with the holding number [REDACTED] and Single Business Identifier: [REDACTED]. The land comprises of 3.74ha with an additional 2.16ha being taken on an informal arrangement. The land is shown on the Rural Land Register plans attached.

Mrs Louise Evans works full time on the holding, currently farming 25 ewes, 3 Highland Cattle, 2 Irish Donkeys, 10 Boer Goats, 6 Oxford and Sandy Black pigs along with a number of turkeys, ducks and chickens. The business vision is to promote and regenerate rare breeds with the sale of both goat and pig meat to local markets. The Evans family are members of the British Pig Association and they are keen to continue with the valued work this association provides. The business aim being to breed to pedigree standards, expanding the existing herd and diversifying into Large Blacks and Tamworth's. The pigs will be kept outside but the building will

allow them to farrow in doors to ensure that conditions are controlled for optimum welfare.

The current goat herd are in a local breeding programme and it is expected they will be in kid imminently which will quickly double numbers. The goats are being bred for local meat consumers/markets, the applicants providing recipes for people to try and samples of ready meals. Boer Goats require housing due to their coat and feet which do not cope well with wet weather conditions and which can bring on numerous health conditions.

The 2 pet donkeys and the Highland Cattle will also be housed in doors during winter months to ensure their welfare and also maintain the cattle's condition for breeding. The pure bred poultry is free range but housed at night and again the diverse range of eggs (quail, golden pheasant and multi coloured chickens) are sold locally.

A purpose built agricultural building will facilitate the required expansion in livestock numbers, whilst providing the full traceability and welfare standards now actively required by the local consumer. As detailed in the Pre Application advice, the applicants are willing to remove the existing timber building which is not adequate for current livestock numbers and will not allow the business to expand as required. Hay making operations will also be undertaken by the applicants over one of the fields and the machinery required for these operations, along with muck spreading and spraying, will be stored within the building for security and aesthetic purposes.

Location & Siting

The proposed site lies to the North West of the farmstead with direct access to the farmland but within the existing cluster of buildings and hardstanding. This will allow the building to form part of the existing farmstead, albeit with the open countryside and within the Forest of Bowland AONB. The site is chosen for its accessibility to the agricultural land, but also meets with local and central government policy requiring buildings to remain together and relate well to existing buildings. The proposed building will not be seen from the access road way and is well screened from any other residential properties. It will lie within an existing agricultural area and as such will not negatively impact on the residential amenity of the surrounding properties.

Design & Appearance

Plans and elevations of the building are provided and it is noted that the footprint measures a total of 3000sqft (75ft x 40ft) and is to be of typical modern day construction. This being steel portal frame with concrete panelling and Yorkshire boarding above. Box profile sheeting is provided to the roof with roof lights as required. The applicant has knowledge of a rainwater harvesting system but is willing to discuss the provision of a tank if the council feels that is necessary.

Highways

Good vehicular access is provided to the existing farm from Eaves Hall Lane with no requirement for an increase in traffic flow or highway alteration. The applicants live on site, ensuring that their traffic movement will not increase as a result of the provision of the building. As discussed, the sale of meat will be via the applicants own

delivery process with no requirement for the public or consumer to visit. It is noted that access provision is important to the residents of eaves Hall Lane, and they should be assured that this application will not materially affect Eaves Hall Lane.

Impact on Residential Amenity And Surroundings

There will be minimal visual impact on the countryside and surrounding area due to the sensitive positioning of the proposed building, within this existing rural and agricultural area. The agricultural land utilised for the building will be minimal, providing modern day standards in respect of welfare and security and keeping the site clean and tidy. There are no other residential properties which will be affected visually by this building with the closest dwelling being some 270m to the west. The applicant's would be willing to provide screening to the building if the Council felt that was necessary.

Sustainability

It is acknowledged that sustainability is an important criterion for uses within rural areas. PPS7 encourages economic activity within the countryside and government policy is to facilitate healthy and diverse economic activity within rural areas. The applicant wishes to rebuild the existing farm at Seedall's with modern facilities which accommodate the requirements of a diverse agricultural venture, allowing it to prosper and expand.

Planning Policy

It is generally accepted that buildings and plant are a necessary part of the rural scene and without them, the ability to maintain the character and appearance of the countryside is difficult. The applicants have purchased Seedall Farm with the vision of living and working in the countryside, raising their family and providing a life line to rare breeds; whilst offering a sustainable product, kept to high welfare standards. PPS7 supports the use of agricultural land whilst maintaining and protecting the quality and character of the countryside. Support should be given to those creating a sustainable environment whilst achieving an income from it. The provision of a building will allow such activity to prosper and expand. NPPF also supports a prosperous rural economy, expressing a need for the support of all types of rural business and enterprise in the rural area.

Policy DMBI supports development which allows business and local economy growth – this application help's to demonstrate how the proposed building will facilitate this agricultural business and allows its further expansion. Policy EC1 which is specific in the expansion of existing business where appropriate, also illustrates how the provision of this building is in line with policy. There are a number of additional core policies contained within Ribble Valley Borough Councils Core Strategy which are positive to this development, including;

DS2 – providing a presumption in favour of sustainable development where there are no material considerations otherwise provided.

EN2 – requires development to be in keeping with the character of the landscape and reflecting local distinctiveness. The proposed building has been so designed to blend in with the development within the surrounding rural area whilst meeting the needs for the purposes of agriculture as discussed previously.

DMG1 – includes general considerations requiring development to be sympathetic to existing and proposed land use, along with thought to potential traffic implications including traffic generation, access and parking. All of these points have been addressed in this correspondence.

DMG2 – provides that development should be permitted if there is an agricultural need. This has been highlighted within the correspondence. The purpose built building will be in keeping with the character of the landscape and acknowledges the “rural” qualities of the surrounding area by virtue of its design, use of materials and siting. Whilst an existing building cannot be re used, the proposal is for a purpose built facility to allow a rural business to flourish.

Summary

The applicant plays a significant role in allowing effective and successful farming activities to continue in rural areas, whilst meeting planning policy requirements. I trust this application provides the Council with sufficient information with which to make a positive recommendation and if further clarification or additional information is required please contact me directly.

Yours sincerely,



CATHERINE J PALLISTER MRICS,MSc,BSc(Hons)
for John Pallister Limited