

1 September 2021

Our Ref: Tur/155/3038/RCB

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Planning and Development Control
Ribble Valley Borough Council
Council Offices
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Dear Sir/Madam

Re: Our Client – Mr N Barton C/O Mr J Turner, Dewhurst Farm, Longsight Road, Langho, Blackburn, BB6 8AD. Prior Notification application for a proposed agricultural access track at Dewhurst Farm, for land off Vicarage Lane.

This letter accompanies a 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-10171158 on behalf of our client. We will pay £96 relating to the application fee and £28 relating to the service charge. This covering letter is accompanied by the following submission documents; the application form, RVBC's agricultural questionnaire, a map showing the agricultural holding, a location plan and proposed site plan (Tur/155/3038/01+02).

The applicant for this application is Mr Neil Barton who farms Mr Turner's land and rents it on an annual grazing and mowing licence, which he has done since April 2018. The land holding at Dewhurst Farm equates to 39.13 ha (96.69ac) which Mr Barton keeps cattle and sheep and takes crops of grass off. Mr Barton's business address is The Stables, Park Farm, Mellor Brook, BB2 7PY. It is Mr Barton who carries out the agricultural trade/business, for the sake of this application. The proposed development is reasonably necessary for the purposes of agriculture.

This application is for the construction of an agricultural track of approximately 240m in length, it will be 3.7m (12ft) wide and constructed of hardcore underneath to a depth of approximately 305mm (1ft), with road plainings on top. The farm track is required at Dewhurst Farm to enable the applicant to access his fields with tractors and machinery without having to cause ruts when travelling across the fields in wet weather. The proposed track will prevent the soil/sward from being compacted and waterlogged. As the track is for agricultural purposes I believe the application satisfies all the requirements of Schedule 2, Part 6, Class A of the Town and Country Planning (General Permitted Development) Order

2015 and as such the proposal is permitted development. I will assess the proposal against the GPDO 2015 below.

Assessment of the proposal against the GPDO 2015

Development is not permitted by Class A if –

(a) the development would be carried out on a separate parcel of land forming part of the unit which is less than 1 hectare in area;

Field Parcel 5D 5833 5948 totals 5.24 ha

(b) it would consist of the erection or extension of any agricultural building on an established agricultural unit (as defined in paragraph X of Part 3 of this Schedule) where development under Class Q or S of Part 3 (changes of use) of this Schedule has been carried out within a period of 10 years ending with the date on which development under Class A(a) begins;

Development under Class Q or S of Part 3 (changes of use) has not been carried out.

(c) it would consist of, or include, the erection, extension or alteration of a dwelling;

(d) it would involve the provision of a building, structure or works not designed for agricultural purposes;

It would not include any of the above.

(e) the ground area which would be covered by—

(i) any works or structure (other than a fence) for accommodating livestock or any plant or machinery arising from engineering operations; or

(ii) any building erected or extended or altered by virtue of Class A, would exceed 1,000 square metres, calculated as described in paragraph D.1(2)(a) of this Part;

The development would not exceed 1,000 square metres.

(f) the height of any part of any building, structure or works within 3 kilometres of the perimeter of an aerodrome would exceed 3 metres;

(g) the height of any part of any building, structure or works not within 3 kilometres of the perimeter of an aerodrome would exceed 12 metres;

The development would not be within 3 kilometres of the perimeter of an aerodrome and would not exceed 12 metres in height.

(h) any part of the development would be within 25 metres of a metalled part of a trunk road or classified road;

The development would not be within 25 metres of a metalled part of a trunk road or classified road. Vicarage Lane is an unadopted road.

(i) it would consist of, or include, the erection or construction of, or the carrying out of any works to, a building, structure or an excavation used or to be used for the accommodation of livestock or for the storage of slurry or sewage sludge where the building, structure or excavation is, or would be, within 400 metres of the curtilage of a protected building;

The development wouldn't consist of, or include, the erection or construction of, or the carrying out of any works to, a building, structure or an excavation used or to be used for the accommodation of livestock or for the storage of slurry or sewage sludge.

(j) it would involve excavations or engineering operations on or over article 2(4) land which are connected with fish farming; or

(k) any building for storing fuel for or waste from a biomass boiler or an anaerobic digestion system—

(i) would be used for storing waste not produced by that boiler or system or for storing fuel not produced on land within the unit; or

(ii) is or would be within 400 metres of the curtilage of a protected building.

The proposed development would not include any of the above.

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 we have submitted everything that you need for the application to be validated but, if you need anything further, no doubt you will let us know. We also ask that, if you need anything further, or require any amendments in order for the application to be approved, you give us the opportunity to address the same prior to the determination of the application.

Kind regards

Yours faithfully

R.C. Black

Robert Black
Encl'