

**Planning Application for
Roof over Manure Store**

At

Plane Tree Farm
Chipping Road
Chaigley
Clitheroe
Lancashire
BB7 3LT

Planning Statement
March 2022



WBW Surveyors Ltd
Skipton Auction Mart
Gargrave Road
Skipton BD23 1UD
+44 01756 692 900
www.wbwsurveyors.co.uk

Contents

1 Introduction..... 2

2 Background..... 2

3 The Need for the Proposed Building 2

4 Location..... 2

5 Appearance 2

6 Scale 3

7 Use 3

8 Landscaping..... 3

9 Access 3

10 Crime Prevention 3

11 Consultations..... 3

12 Summary 3

1 Introduction

This report contains a Planning Statement to be read in context with the Planning Application for the construction and development of a Roof over the Cattle Manure Storage facility located at Plane Tree Farm, Chaigley.

2 Background

Planetree Farm is operated by two brothers; Andrew and Stuart Bullock, it is a grassland unit extending to 40 hectares (98 acres). The entirety of which is owner occupied. The holding is equipped with modern farm buildings and supports a herd of dairy cattle, housed all year round and milked by robotic milking units.

3 The Need for the Proposed Building

The applicants currently heap the bedding materials onto a dedicated storage hardcore pad where rainwater can leach the manure. The storage facility will allow for the manure to be protected, reducing the leaching effects of the weather and minimising the volume of dirty water being created as run-off from the site.

The project has been granted approval for funding by the Rural Payments Agency through the local Catchment Sensitive Farming Officer – Michael Graham.

The structure will be erected according to 'The Water Resources (Control of Pollution) (Silage, Slurry and Agricultural Fuel Oil) Regulations 2010 and according to the British Standard BS5502 1989 Buildings and Structures for agricultural

The proposed building/store will provide a practical and serviceable alternative to the existing storage on the farm holding and is well justified in its need

4 Location

The location of the proposed building is practical in that the slurry store is located directly to the east of the proposed building. The existing concrete pad is in situ and practical in terms of vehicle access within the farmyard.

5 Appearance

The building will be constructed of prestressed concrete panel lower walls and timber spaced boarding upper walls to maintain in-keeping with the existing buildings. The roof structure will be FRC corrugated roof sheets with clear Perspex roof lights to allow for natural daylight to access the building. There will be no requirement for artificial light within the building.

6 Scale

The proposed building is 36.6m in length, 11.30m in width with an eave's height of 6.7m.

7 Use

The storage building will be utilised solely for the storage of cattle manure produced at Plane Tree Farm and will be spread directly onto the surrounding land owned and managed by the applicants.

8 Landscaping

It is not envisaged that extensive landscaping is required for this development as the proposed building is located within the existing complex.

9 Access

Access to the store will be gained via the existing farm access.

10 Crime Prevention

It is not envisaged that there will be any areas of concern with regards to crime.

11 Consultations

No prior consultations have been undertaken outside of eth Catchment Sensitive Farming Officer approval (which has been attached for information purposes).

12 Summary

The application has been given great thought and we believe the proposals are justified and appropriate. The store will aid in the better management of nutrients increasing efficiency in the farm, will aid in reducing any ground water pollution issues in and around the surrounding locality and will allow for several financial efficiencies to be made by the business.

The design is in-keeping with the existing farm complex and the visual impact of the building will be negligible.

We respectfully request this application be given a positive response.