



13 September 2022

Our Ref: Midd/1066/3221/AR

Director of Planning and Development Control
Ribble Valley Borough Council
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Dear Sir,

C. Middleton. Little Mitton Hall Farm. Mitton Road, Mitton, Clitheroe. BB7 9PQ
Prior notification application for the erection of a Canopy to Cover Midden Area at Little Mitton Hall Farm.

We have submitted a prior notification application via the Planning Portal for the above-mentioned works and the application has been allocated the Portal Reference PP-11544551 and the application fee and the Planning Portal fee have been paid directly via the Planning Portal.

The application is accompanied by the application form, existing and proposed site and location plans, and a completed Ribble Valley Borough Council agricultural information form.

The planning application seeks approval for the construction and erection of a canopy to cover an existing livestock manure midden at Little Mitton Hall Farm, Mitton Road, Mitton, Clitheroe.

The Middleton family have operated their farm as a dairy and sheep farming business for many years, producing milk and finished lamb for the local markets. The farm operates over circa 234 hectares (578 acres) of grassland with woodland, with the main dairy enterprise and supporting buildings and infrastructure being located at Little Mitton Hall Farm.

As an integral part of the business, manures are produced by the dairy herd and followers, which is stored and utilized at the Little Mitton Hall Farm premises, providing nutrients for grassland production, subsequently producing feed for the cattle owned. The farm currently has adequate storage capacity for the manures produced.

The business is extremely conscious of the proximity of their location to the main river catchments of the Ribble, Hodder and Calder, and endeavor to run the enterprise on a sustainable basis, with minimal environmental impacts.



Chartered Surveyors ■■■ Planning & Development ■■■ Land Agents
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The farm meets regularly with Officers from DEFRA, the Environment Agency and others, to review their production operations, and to receive suggestions and recommendations to how any potential for pollution or environmental contamination can be further minimized.

A recommendation received was that a canopy covering could be placed above the existing manure midden at the farm, with the intention of separating the clean water delivered by rainfall from the stored manures, thereby reducing the volume of effluents to be managed by the business, with the additional benefit of directing clean water into the river system.

Such measures upon livestock farms are encouraged by Natural England, and are included within the initiatives supported by grant aid under the Countryside Stewardship Capital Grants Scheme : Actions to address Water and Air Quality Issues, which aim to;

“reduce losses of key water pollutants and ammonia from your farm, and help you to improve the quality of water and air on your farm, and in your local area”

After receiving the recommendation, the Middleton family made a successful application to the grant scheme, supported by the Natural England Catchment Sensitive Framing Officer, Michael Graham, and with approval from the Environment Agency.

The prior notification application is, therefore, submitted to allow this environmental improvement to proceed.

The proposed canopy to the midden area will measure 12.19m x 9.15m, giving an overall covered area of 111.54 square metres.

The design of the structure accords with the existing building to which it will adjoin, being of a portal steel frame construction, finished with a red oxide paint covering, and with concrete fibre corrugated roof sheets in a natural grey colour.

The structure will have low concrete panel walls to the Northern and Southern aspects, at a height of 1 metre to allow loading shovel machinery to effectively deposit and remove manures by use of modern farm machinery. The gable to the Western aspect is to be open, to allow machinery access by tractors and tankers. The Eastern aspect will join onto the existing livestock cubicle housing.

The proposed structure is specifically designed for its agricultural purpose and is intended to have an appearance which accords with the existing buildings upon the farm.

We have advised our client that he will be able to take advantage of the Permitted Development procedure defined within Part 6 of the Town and Country Planning (General Permitted Development) (England) Order 2015 and submit his application via the Prior Notification method, which requires that.

1. The Agricultural Unit extends to 5 hectares or more – Little Mitton Hall Farm extends to 234.24 hectares operated as a single farming unit.
2. The building, as described above, is designed for agricultural purposes.
3. The Ground Area covered by the building does not exceed 1,000 square metres.
4. The overall height of the building to the ridge does not exceed 12 metres.
5. The building location is not, at any part, within 25 metres of the metalled part of a classified road.
6. The structure is proposed to cover an existing midden which contains Farmyard Manure (FYM), which is a mixture of livestock manures and bedding materials such as straw. It is not required for the storage, control or management of slurry.

The applicant has considered this canopy in the context of its setting and has utilized materials and design which accord with existing structures, to maintain consistency of appearance, and to mitigate visual impact, and the building height is to the same level as the existing farm buildings.

It is therefore considered that the building will not be harmful to the immediate or extended vicinity by virtue of its materials or design.

Access to the site is achieved by use of the existing yard areas and farm tracks upon the farm and the development does not require the construction of new access points from the highway.

If there are any matters upon which you require clarification or expansion, please feel free to contact us.

We therefore submit the application to the Authority for determination.

Yours faithfully,

Andrew Rothwell

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