

# **Proposed Construction of new Agricultural Building (calf housing)**

**Slack Farm  
Newsholme  
Gisburn  
BB7 4JF**

## **Supporting Statement**

**Prepared by:  
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## 1. Site Description

Slack Farm is close to Newsholme adjacent to the A682 road between Gisburn and Long Preston. There is an existing access to the farm from the A682.

## 2. Proposed Development

It is proposed to:-

- Demolish the existing calf pen building that is attached to traditional stone barn to the south west of the main complex of farm buildings. This is 'permitted development' under Class B of the Town and Country Planning (General Permitted Development) (England) Order 2015 ; and
- Construct a new purpose built building to house calves.

## 3. Planning History

3/2016/0020: Extension to existing dairy cattle building and new silage clamp. Conditional Approval 15/02/16

3/2012/0430: Extension to existing dairy cattle unit. Conditional Approval 25/06/12

3/2010/0951: Proposed erection of 2 no.18m 20kw wind turbines. Conditional approval 01/02/11

3/2010/0049: DOC No 2 (materials) of 3/2009/0997P Approved 11/02/10

3/2009/0997: Proposed agricultural building 45.72m x 31.39m x 8.8m high to ridge and 3.65m to the eaves. Conditional approval 15/01/10

3/1999/004N: Erect portal framed garage workshop. Approved no conditions 09/03/99

3/1996/004A: Proposed portal framed lean-to building. Permitted Development 12/02/96.

## 4. Need for the Development

The applicants, DE and PA Newbould, run the family owned farm at which the family has



The existing calf pen building was constructed in 1978 and was originally an implement store and does not, therefore, provide ventilation to the standard that the Newbould family require for animal welfare standards and also to comply with 'Red Tractor' assurance standards. As stated above, planning permission is not required for the demolition of the existing building.

The new building will provide modern facilities to provide individual pens for the calves and for when they are 'paired up' to reflect up to date welfare requirements.

### Local Policy

The relevant local planning policy can be found within the Ribble Valley Borough Council Core Strategy 2008-2028: A Local Plan for Ribble Valley that was adopted in December 2014.

Policy	Policy Aims
Key Statement DS2: Presumption in Favour of Sustainable Development	The Council will take a positive approach that reflects the presumption in favour of sustainable development in the National Planning Policy Framework.
Key Statement EN2: Landscape	Requires development to be in keeping with the character of the landscape area and reflecting local distinctiveness, vernacular style, scale, style, features and building materials.
Key Statement EN4: Biodiversity and Geodiversity	Seeks to conserve and enhance the area's biodiversity and geodiversity.
Key Statement DMG1 – General Considerations	Development must be sympathetic to existing and proposed land uses in terms of size, intensity and nature as well as scale, massing, style, features and building materials.
Key Statement DMG2 – Strategic Considerations	Seeks to support that outside defined settlement areas the development is for the purposes of agriculture and/or is for a small-scale uses appropriate to a rural area where a local need or benefit can be demonstrated.

### National Policy

The development is for the demolition of an existing out-dated farm building and the construction of a new replacement modern farm building. The NPPF advises: -

#### *'Supporting a prosperous rural economy*

#### *84. Planning policies and decisions should enable:*

- a) the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed new buildings;*
- b) the development and diversification of agricultural and other land-based rural businesses; '*

## 5. Assessment of the Application

### The Principle of Development

Section 38(6) of the Planning and Compulsory Purchase Act 2004 places a duty on Local Planning Authorities to determine planning applications in accordance with the Development Plan unless material considerations indicate otherwise. The Ribble Valley Core Strategy 2008-2028: A Local Plan for Ribble Valley is, therefore, the starting point for consideration of this application.

Slack Farm is sited within Ribble Valley Borough Council in a rural location in the open countryside.

The farm building to be demolished is attached to a traditional stone built barn (former mistal) sited to the south west of the farmhouse at Slack Farm. Planning permission has recently been granted (3/2022/0426) for the conversion of the stone built barn (former mistal) to residential use and a link extension to join it to the farmhouse. The proposed demolition of the existing calf pen building will improve the visual appearance of the former mistal (barn) and will improve the residential amenity of the occupants of the farmhouse, link extension and newly converted mistal.

The footprint of the building is 243 square metres with a roof span measuring 16.4m x 15.4m and will be sited to the south east of the existing workshop building and will be physically well related to the existing farm buildings. The proposed development will be screened from public viewpoints from the A682 by existing trees and hedges to its south and by the existing buildings. The new building will be constructed of materials that match the existing farm buildings.

It is considered that the proposed development is in accordance with Policy EN2 of the adopted Core Strategy, which requires development to be in keeping with the character of the landscape, reflecting local distinctiveness, vernacular style, scale, style, features and building materials. This proposal is small in scale and the site would not be visible in long distance views given the topography, existing natural screening and choice of materials for the new building.

The design of development meets the requirements of DMG1 and will be used in relation to an existing farming operation and so would be fully compliant with the aims of Policy DMG2.

### Residential Amenity

The farmhouse at Slack Farm and bungalow (Woodridge) are occupied by the Newbould family who work on the farm and would not be unacceptably impacted upon by the development.

## **Highway Issues**

Access to the site is from an existing access off the A682. There is ample space within the site for the parking and manoeuvring of vehicles associated with the development.

## **Biodiversity**

The proposal will not require the removal of any existing trees. Any existing wildlife, bird or other species will be unaffected by the proposal, the applicant is however, keen to incorporate a biodiversity net gain through the siting of bat and bird boxes on the new building and proposes to site bat boxes on the north west and south east elevation of the new livestock building.

## **6. Conclusion**

The proposed development will provide a modern new livestock building that will meet the requirements of the farm in terms of animal welfare to house calves. The development will have a minimal impact on the character of the area. The number of vehicle movements that are likely with such a development will be minimal and no alterations are needed to existing access arrangements.

The proposal will therefore represent a valuable sustainable development project to allow the farming operations to continue efficiently and the Council is requested to support the application.