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PLANNING STATEMENT

accompanying an application for a residential conversion

at

**Bomber Farm
Gisburn
Lancashire**

Report Prepared by

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PLANNING STATEMENT

1.0 Introduction & Background

This statement supports an application for a proposed dwelling at Bomber Farm, Gisburn. Bomber Farm has been within the Pate family since 1976, with the applicant Mr James Pate farming with his father full time since the age of 16. The applicant has continued to live and work at the farm, getting married to his wife Jeanette in 1984 and raising a family whilst running the 120 strong dairy herd. The farm comprised of a 4-bed farmhouse, a range of agricultural buildings and 115 acres of land situated in a ring fence around the property. Due to the intense, 7 days a week workload which comes with the dairy industry, the applicant decided in 2021 to change direction, selling the dairy herd and diversifying solely into sheep production.

2.0 Farm Business

The applicant has traded as a sole trader under the Holding number 21/650/0011, since the partnership with his father ended when he sadly passed away in October 2007. As indicated, the farm extended to 115 acres of meadow which is mown three times a year, as is the norm for the dairy industry. In 2021, when the decision was taken by the applicant to diversify into sheep, the land was sold to the next-door dairy farm, Messrs White at Wedacre Farm. A private agreement between the parties since the sale, allows for the land to be mown through the summer months by Wedacre Farm, with the applicant occupying the land through the winter (from September) to facilitate his sheep enterprise. 300 sheep are wintered on the land by the applicant and brought inside to the separate modern building in January/February to fatten intensively before sale in March.

The farm business currently owns and stores on site a JCB, telehandler, tractor, trailer, livestock trailer, topper and sheep race and handler. The business also rents an additional 10 acres separate from the holding on an annual licence. This land has been occupied by the farm business continually for 10 years and the Single Farm Payment is claimed by them.

3.0 The site

Bomber Farm comprises of a Farmhouse with associated buildings, along with a complex of modern and traditional farm buildings to the east of the dwelling (shown for identification purposes on the location plan) including a traditional stone barn, cubicle shed, workshop, lean to extension, silo and slurry store. A farmyard and separate modern building are also provided with separate access, and which are located and oriented away from the existing farmhouse.

The traditional, stone barn has been proposed for residential conversion within this application. It is detached from the farmhouse but lies in close proximity, with an adjoining cubicle building, which is to be demolished as part of this application. Thus, providing a break between residential and agricultural buildings. The traditional stone barn extends to approx. 154m² and has, in the past, been used for cow housing and cubicles. The general dimensions of traditional buildings do not make them conducive to modern day machinery and as the tethering of stock is not now permitted, their usefulness within a modern agricultural unit is limited. The maintenance cost of repair

for this type of building is excessive, in comparison to the agricultural income gained from its use, particularly with the modern buildings already provided on the unit. The additional buildings on site include a workshop, a modern steel portal frame building utilised for sheep housing, feed, hay and straw storage, along with a lean-to building which is utilised for machinery storage. This building provides secure storage for the machinery owned by the farm business and kept on site. (as detailed in 2.0 of this report) The building has recently been rebuilt by the applicant due to its dilapidated state, with the original footprint remaining as existing. The building itself has been upgraded to be of a similar height and nature to those adjoining. This is also being regulated as part of this application.

4.0 The Proposal

The application is to convert the traditional, stone building to a second residential dwelling on the farm. This is to be resided in by the applicant with the original farmhouse being occupied by the applicant's son and family. The original farmhouse provides its own ample gardens and access, with its general orientation being in a northerly direction away from the farmstead. To ensure a distinction from the new dwelling and the farm buildings, the adjoining cubicle building is to be removed allowing grounds and garaging to be provided to the conversion. The farmstead will continue to use its existing access and this will be entirely separate from both dwellings. It is accepted that the lean to and workshop remain in close proximity to the proposed new dwelling and as such the applicant is open to them being tied, in planning terms, to the proposed new dwelling if the council feel that appropriate.

5. Highways

Good vehicle access is provided from the well maintained private access road leading on to the A59 with no requirements for alteration – as previously detailed, private access is already provided to the Farmhouse and the main farmstead and buildings with slight alteration and upgrade being required for a separate access to the proposed conversion

6. Impact on Residential Amenity & Surroundings

Gisburn is an agricultural area with Bomber Farm being situated in a rural position with no overlooking properties. The stone building will be renovated and brought back into use which will have a positive impact on the surrounding area. Additional adjoining buildings will be removed as part of this application, retaining a range of modern, agricultural buildings on a compact and existing farmyard. There will be no other alterations to the existing well-established farmstead

7.0 Planning Policy

Sustainability remains at the forefront of planning. Permitting the reuse of the existing stone barn will allow this established agricultural unit to continue to thrive in its diversified format. Bomber Farm will continue to protect and enhance the character and landscape of the surrounding countryside, an important criterion of any development. Support should be given to those re using buildings and creating a sustainable environment whilst achieving an income from it. NPPF supports a prosperous rural economy, expressing a need for the support of all types of rural business and enterprise in the rural area.

There are a number of core policies contained within the RVBC Core Strategy which are positive to this development whilst retaining the agricultural business.

Policy DMBI supports development which allows business and local economy growth. This is important at Bomber Farm, utilising and diversifying existing rural buildings, whilst continuing to contribute to the local rural economy.

DS2 – Provides 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.

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 these points have been appropriately addressed in this application.

DMG2 – provides that development should be permitted if there is an agricultural need. This has been highlighted within the correspondence. The reuse of the traditional stone barn will retain and enhance a dis-used building whilst allowing the existing farm practice to continue to move forwards with the buildings provided.

8.0 Summary

The applicant plays a significant role in maintaining the character of the local environment while farming with low environmental impacts and meeting planning policy requirements. The re-use of a dilapidated, dis-used building, whilst continuing to run a successful and established farm business is vital in this rural situation. 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 needed, please contact me directly.