

Proposed Agricultural Building
Land at Carr Hall Farm
Whalley Road
Wilpshire
Blackburn
BB1 9LJ

For Donelan Trading Limited

AGRICULTURAL JUSTIFICATION – Holding No. 21/042/0409

Background

Messrs. Donelan Trading Ltd. own some 91 acres of agricultural land at Carr Hall, not including areas of woodland and that occupied by a dwelling etc.

The land is managed by the owners but let to two farming tenants who use the land for grazing animals and mowing for winter livestock feed, hay and silage etc.

The tenants have farms at some distance up to twelve miles from the land and carting bales of hay and silage etc. on the road is becoming increasingly difficult and time consuming particularly as the tenants have to then bring the feed back in the winter months to feed livestock on the land.

It has been clear for some time that an agricultural building is necessary on the site to store crops grown on the land and to keep machinery securely at the site.

This matter was raised with the Ribble Valley Borough Council and a building proposed on the left-hand side of the Carr Hall entrance drive – but it was suggested by the R.V.B.C. that a more suitable location would be behind the Carr Hall – former Garden Centre – new industrial/office buildings as this would be less prominent.

The tenant of the north eastern portion of the land is: -

Messrs. H&F Barker, Cunliffe House Farm, Longsight Road, Langho, BB6 8AD –
VAT No. 348869045

and that of the south western portion: -

J. Duerden & Son, Mountain Farm, Blackmoss Road, Nelson, BB9 6LE

The proposed location, behind the existing buildings and accessed from the existing track which serves wind turbines on the hill, gives the opportunity for either tenant to utilise the building directly accessed from their tenancy.

Description

The proposed building is a fairly standard six bay portal framed agricultural building 30.2m long x 13m wide x 5.3m to the eaves to allow height for

mechanical handling of bales etc. inside the building. Total footprint area 392.6m².

The building will be finished in green protected metal cladding and have two roller shutter doors facing west so that the building can be separately accessed by both tenants.

An area of hard standing is proposed in front of the building to allow vehicles to access the building straight from the existing track. The forward edge of this hard standing will be some way south of the existing retaining wall behind the industrial buildings.

Some earthworks will be necessary to provide a flat concrete floor in the building but this area is largely cleared level and the proposed building will not encroach on the wooded area to the south known as Carr Hall Wood which is a steeply rising bank going up to higher land. Surface water will drain into an existing watercourse immediately to the south of the proposed building, along the bottom of the bank.

The front apron of hard standing will, as existing be finished in crushed stone etc. and remain porous.

Conclusion

This proposal is justified as Permitted Development for agricultural business use on an Agricultural Holding of over five hectares. It is for agricultural storage only and is located to be accessed from an existing track, and located to have minimal impact on the Green Belt, open views etc.

It is therefore justified as Permitted Development.

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