

Planning Application for Agricultural Building

At

Plane Tree Farm
Chipping Road
Chaigley
Clitheroe
Lancashire
BB7 3LT

Planning Statement

May 2024



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1 Introduction

This report contains a Planning Statement to be read in context with the Planning Application for the construction of a general-purpose agricultural building at Plane Tree Farm, Chaigley.

2 Background

Plane Tree 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 110 dairy cattle, housed all year round and milked by robotic milking units. In addition, the brothers fatten approximately 500 pigs on a contract rearing basis.

3 The Need for the Proposed Building

The applicants require a general-purpose building for the storage of feedstuffs, machinery, and items ancillary to the agricultural business such as handling pens, fencing posts, and gates. The building will allow feedstuffs to be stored in a clean and dry environment freeing up space in the existing cattle housing shed where the feeds are currently stored. The additional space in the cattle housing shed is to allow the milk cows more loafing area around the robotic milking parlours to increase their health and welfare.

4 Location

The proposed building will be in the North-West corner of the existing farmyard on a level yard area.

5 Appearance

The building will be constructed of prestressed concrete panel lower walls and vent-air cladding upper walls in a green finish. 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 18.28m in length, 9.14m in width with an eave's height of 4.27m and a ridge height of 5.57m.

7 Landscaping

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

8 Access

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

9 Crime Prevention

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

10 Consultations

No prior consultations have been undertaken.

11 Summary

The application has been given great thought and we believe the proposals are justified and appropriate.

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.