



A REQUEST AS TO WHETHER PRIOR APPROVAL IS REQUIRED IN RESPECT OF THE ERECTION OF AN AGRICULTURAL STORAGE BUILDING

THE PLANNING STATEMENT (INCORPORATING A DESIGN AND ACCESS STATEMENT).

19th August 2024

Client: Mr R Robinson, Tinklers Farm Buildings, Tinklers Lane, Slaidburn, Clitheroe, BB7 4TP



1. Instructions

- 1.1. MacMarshalls are instructed on behalf of Mr Robinson herein referred to as the applicant, to submit a request for prior approval for the erection of an agricultural storage building at Tinklers Farm Buildings, Tinklers Lane, Slaidburn, Clitheroe, BB7 4TP.. There are a number of existing buildings on site, which are now fully used by the existing business, hence the requirements for a storage building, planning officers have already visited the site previously and will be aware of the operation run from the site.
- 1.2. The building would be sited adjacent to the existing buildings within the existing yard area in a position already benefiting from being flat. This ensures that it is sympathetically positioned within the landscape and yet is still accessible. The applicant has positioned the building in the most practical position. The building has screening both visually and from the weather from the South and West, furthermore, the building is also low eaves to prevent further impact.
- 1.3. The Applicant is the freehold owner of some 78.5Ha (194 Acres) of land at Tinklers Lane Buildings, the land is all down to grass save as a very small area of woodland.
- 1.4. Furthermore, the building is sited some 50m from the existing access road and yard, although the building is proposed for storage use only.
- 1.5. This planning statement incorporating a design and access statement accompanies a submission to Ribble Valley Borough Council for prior approval for the erection of the building. The land is classified as being grade 4 on the Agricultural Land Classification maps which designates the land as: *Land with severe limitations which significantly restrict the range of crops and/or level of yields. It is mainly suited to grass with occasional arable crops (e.g. cereals and forage crops) the yields of which are variable.*
- 1.6. Due to the grade of the land, it is utilised for hay and silage production which is stored on site and fed to livestock during the winter, furthermore, the land is used for sheep grazing. The applicants are seeking a machinery building and feed store on the land, the existing buildings are used to full capacity. The machinery is currently stored on the land and is open to the elements and adverse weather



conditions, leading to increased depreciation on the expensive farming equipment. The applicant also risks his machinery being stolen as the applicant is unable to lock the machinery away.

1.7. The applicant currently has the following machinery:

- 4wd Tractor x 4
- Loadall
- 14 ton digger
- Hay machinery including
- Mowers
- Hay Tedders
- Hay Rakes
- Baler
- Wrapper
- Grassland equipment including
- Chain Harrows
- Roller
- Tipping trailer
- Cattle trailer
- Cattle and sheep handling facilities

1.8. The new building will provide undercover storage which will be used for the storage of crops produced from the land, without the storage facilities for the produce in the coming year, the applicant will be forced to sell the bales at harvest straight from the field. This will have a negative impact on the farming enterprise and profitability in these difficult times. Furthermore, the new building will be used to house the applicant's machinery which is currently stored outside on the farm.



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- 1.9. The land has previously been hay made over the past few years and grazed with sheep, the applicant currently has a significant amount of machinery including hay making machinery and grassland machinery however is looking into purchasing more machinery in due course but cannot do this until he knows the outcome of this application. This would include a fertiliser spreader, a newer baler and spring tines etc.
- 1.10. Although the building will **not** be used to house livestock, it will be used to house sheep and cattle handling equipment including hurdles, cattle crush, turnover crates etc.
- 1.12 This Equipment is insured under the applicant's NFU insurance policy which stipulates that all equipment is stored undercover in a building. The main problem is that the applicant does not have the space to do so and the existing barn is unsuitable, therefore, some of the equipment is stored outside and this equipment will not be insured, she simply does not have adequate storage for such expensive equipment, given the high value of machinery, the applicant cannot afford to risk any of this being stolen.



2.0 The Proposal

- 2.1 The proposal is for the erection of an agricultural building, the site is level and therefore there is very little excavation/land leveling required. Please refer to the site plan for further information, showing the proposed building edged red.
- 2.2 The proposal will be used for the under-cover, weatherproof storage of the applicant's produce and agricultural machinery, which at present there are no suitable and adequate storage facilities on site to accommodate everything.
- 2.3 The proposed building has been specifically designed for agricultural purposes, being the storage of agricultural machinery, vehicles and bales.
 - Length: 60m
 - Width: 15m
 - Eaves Height: 4m
 - Ridge Height: 7m
- 2.4 The proposal has a Gross External Area of 900m² which is less than the 1000m² permitted under the 2018 amendments of the Town and Country Planning (General Permitted Development Order) 2015 (GPDO).
- 2.5 The Proposed Building is also 7m to the ridge which is under the maximum height limit permitted by the GPDO, being 12m. The proposed height of the development will allow the farming enterprise to store all farm machines, vehicles, equipment and bales.
- 2.6 The building will be of steel frame construction, clad to all elevations in timber. The roof will be covered in fibre cement sheeting with roof lights to allow natural light. The front elevation will be open to allow access with machinery etc, the other 3 elevations will have 2 x concrete panels and clasp above with box profile sheeting.
- 2.7 The proposed height of the development will allow the applicants to store all machines, vehicles and equipment required for the management of the agricultural land. The eaves and ridge height have been kept low so the building will blend into the surrounding area. The timber cladding will also ensure the building will blend in against the woodland backdrop and existing buildings



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- 2.8 The proposed location for the building has been considered in depth by the Applicant, the chosen proposed location is illustrated on the site Plan. The location benefits from natural screening from trees to the West meaning the building will be screened from all surrounding properties.
- 2.9 The Applicant has considered other locations for the proposed development, however discounted them for the following reasons;
1. The applicant considered locating the building further into the land, however, feels that this will lead to impact to the surrounding area, keeping the barn within the existing yard will ensure the building is within a cluster of them rather than being isolated.
 2. They also considered siting the building closer to the road, this would make access difficult and the use of the barn would be compromised.
- 2.10 A great deal of thought has gone into deciding the proposed location of the building. Alternative locations would result in non-compliance with the GPDO and increased risk of theft of his machinery.
- 2.11 The applicant therefore feels that the best location has been chosen given which utilises the existing infrastructure and is far enough off the road to try and prevent theft.



3.0 Conformity with the GPDO

3.1 The following table highlights how the proposed development conforms with the criteria of the GPDO;

| Criteria | Conformity |
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| The carrying out on agricultural land comprised in an agricultural unit of 5 hectares or more in area of— (a) works for the erection, extension or alteration of a building; (b) any excavation or engineering operations, which are reasonably necessary for the purposes of agriculture within that unit. | The unit comprises 78.5 Hectares (193 acres) of agricultural land based in Slaidburn, Lancashire. |
| A.1 (a) | The parcel of land is not less than 1 hectare and is not a separate land parcel. |
| A.1 (b) | No Class Q or S development has been carried out within the last 10 years. |
| A.1 (c) | No erection, extension or alteration of a dwelling is proposed. |
| A.1 (d) | The proposed building is designed similarly to agricultural buildings that can be found in the locality and all over Lancashire. It uses materials building materials commonly used in the construction of modern agricultural buildings. |
| A.1 (e) | The ground area of the proposed building is 900m ² and is |



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| | therefore within the 1,000m ² under Class A, Schedule 2, Part 6 of the General Permitted Development Order. |
| A.1 (f) | The proposal is not within 3 kilometres of the perimeter of an aerodrome. |
| A.1 (g) | The proposal is not within 3 kilometres of the perimeter of an aerodrome. |
| A.1 (g) | The height of the proposed building does not exceed 12m. |
| A.1 (h) | The proposed building is not within 25m of a metalled part of a truck road or classified road. |
| A.1 (i) | The proposed building is not going to be used in conjunction with the housing of livestock. |
| A.1 (j) | The proposed building is not connected with fish farming. |
| A.1 (k) | The proposed building is not for storing fuel for or waste from a biomass boiler or anaerobic digestion system. |



4.0 CONCLUSION

- 4.1 It has been demonstrated that a need exists for an agricultural building to fulfil the applicant's agricultural operational need. The operational need is to provide secure storage for agricultural machinery, feed and feedstuffs.
- 4.2 The agricultural building has been designed to be sympathetic to its surroundings and in keeping with the surrounding area. The proposal is of a design and scale that is in keeping with the rural setting and character of the local rural area.
- 4.3 The scale of the proposed building is that which is required for the holding and no more, this will mean the applicant is able to dry store his produce and machinery which is currently being stored outside.
- 4.4 The appearance of the building is typical to other modern farm buildings seen around Lancashire and in the North West of England.
- 4.5 The design of the building is open plan meaning the space can be utilised at different times of the year for different purposes.
- 4.6 The siting of the barn has been chosen as the most appropriate location as the natural screening, location on the holding and the topography mean that the development will be simplified.
- 4.7 Accordingly, the application satisfies policy and guidance relevant to determine this application and it therefore should be determined that prior approval is not required.
- 4.8 Signatures for and on behalf of:

MacMarshalls Rural Chartered Surveyors & Planning Consultants, Hamill House ,112-116 Chorley New Road , Bolton, BL1 4DH

NB: This report has been prepared on behalf of the applicant and all the details have been supplied by them and not the Agent.