

From: [REDACTED]
Sent: 11 December 2024 12:42
To: Planning
Subject: Fwd: Planning application 3/2024/0977 Laneside Farm
Attachments: RVBC letter 30-9-22.pdf

 **External Email**

This email originated from outside Ribble Valley Borough Council. Do **NOT** click links or open attachments unless you recognize the sender and are sure the content within this email is safe.

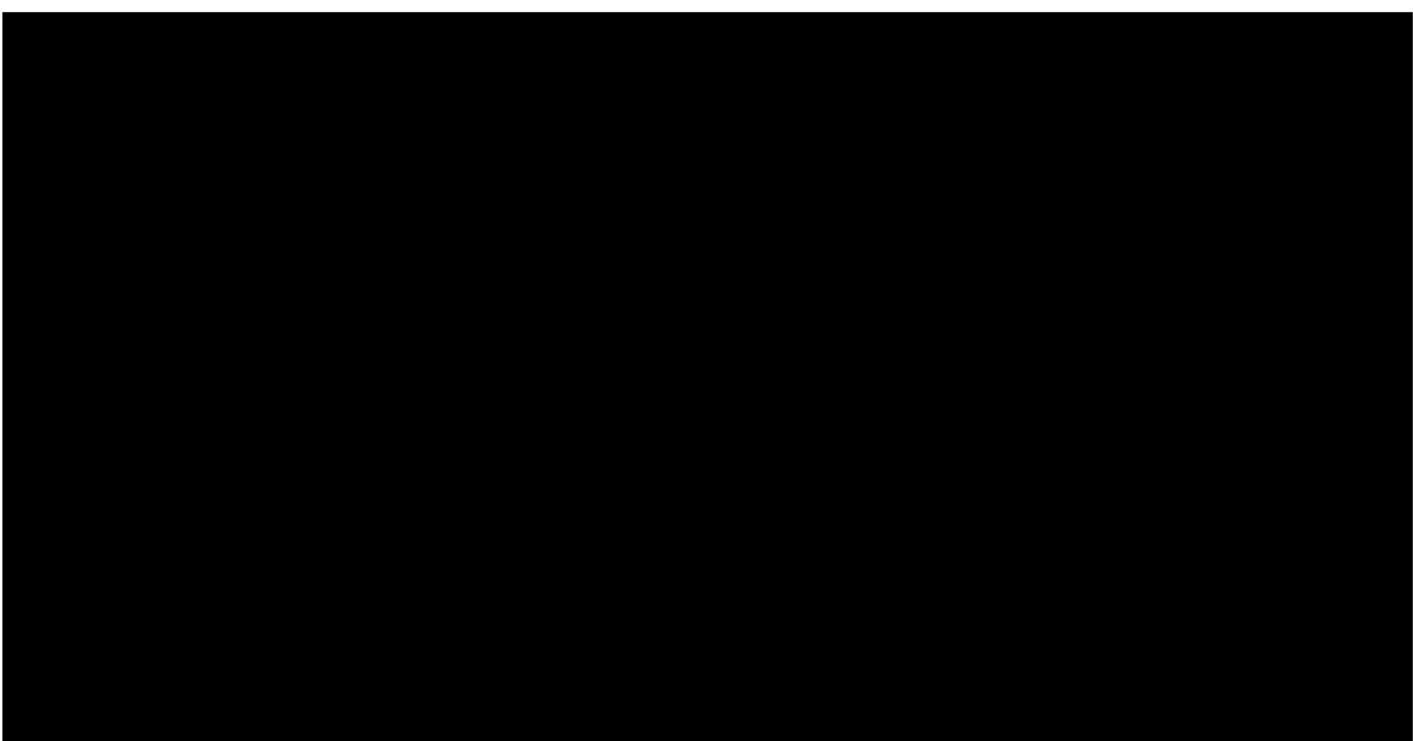
FAO Emily Pickup

I wrote to your colleague in May last year in relation to Application 3/2022/0737 and I have noticed that the application has been submitted again with the same supporting documents and a slightly modified "ADDITIONAL INFORMATION REQUIRED FOR AGRICULTURAL APPLICATIONS" document.

All the issues raise in my original letter dated 30 November 2022 (copy attached) are still relevant and there is capacity for all the manufacturing facility trailers as well as plant and machinery currently stored to be accommodated.

In principle the buildings to the South of Grindleton Road that are part of Laneside farm estate are for the manufacture, storage and sale of shearing equipment and associated goods including a large volume of branded merchandise and clothing and I do not believe this is "agriculture"

Regards



Ribble Valley Borough Council
Planning department
Council Offices
Church Walk
Clitheroe
Lancashire
BB7 2RA



30 September 2022

FAO Mark Waleczek

Re – Planning Application No 3/2022/0737, Laneside Farm, Grindleton Road, West Bradford

Dear Sirs

Further to your letter dated 12 September 2022 I would like to formally record our objection to the above planning application. The building will have a significant visual impact [REDACTED] will have an effect on the character of the neighbourhood and likely increase noise and disturbance.

I am further concerned on the stated use of the development “multi-purpose agricultural building” as to the best of my knowledge and supported by the daily activities over the last 4 years the vast majority of the Laneside farm buildings on the South of Grindleton Road are used for commercial enterprise by [REDACTED]

[REDACTED] whose nature of business is manufacturing according to companies’ house and whose website clearly states they are a manufacturer and distributor of shearing equipment. The application refers to there being 450 sheep on the farm and that they are lambed within buildings which has not been the case [REDACTED]

The land on which the new building is proposed is currently being used to store vehicles, the majority of which are curtain sided trailers which I cannot see being part of an agricultural farms

regular use. This existing vehicle storage is an eyesore and they were not stored there until recently.

[REDACTED] have started development of an extension to the shed where they manufacture and process the shearing equipment which was a shock to us there had been no consultation from planning and no advise from the [REDACTED] of the works. While reviewing the new application above I found the planning application 3/2020/0256 which appears to cover these works and on which you have ruled does not require planning approval and can be constructed under permitted development rights under Schedule 2, Part 6 of the Town and Country Planning Order. The justification appears to be that the application is for a free-standing agricultural building and its use is stated as storage of hay, wrapped silage bales, machinery, and equipment. The building is 216m² and has a height at eaves of 5.8m and at the roof of 8.5m, the list of equipment could be easily stored in this building in either open bays 541m² or enclosed 437m², the storage volume of the open bays is well over 3000m³ to the eaves with a further 700m³ if the roof area is considered, the storage volume of the closed areas is over 2500m³ again with over 500m³ in the roof are and either of these areas would hold enough hay or silage to sustain the stated 450 sheep for many years certainly beyond the usable age of silage.

Further to the above concern I would note that in 2017 [REDACTED]

[REDACTED] planning permission was granted for a “proposed extension to an existing agricultural machinery storage building” against application 3/2017/0397 and the building permitted was 663m² and had a stated use as Agricultural. I cannot see based on the above that the further building could be classed as reasonably necessary for the purpose of agriculture within that unit as the farm has not grown nor have the livestock numbers increased massively.

[REDACTED]

[REDACTED]

Yours faithfully

[REDACTED]