

RVBC Planning Department  
Council Offices,  
Church Walk,  
Clitheroe,  
Lancashire,  
BB7 2RA

Your ref:  
Our ref: RT/SPS-274/RS/MO  
Date: 17 June 2026  
Reply to: **Bentham Office**

Dear Sir/Madam,

**RE: Agricultural Permitted Development Application – Lower Lees Farm, Cowark, Clitheroe.**

I write in relation to the Prior Approval application under Class A of Part 6 for the proposed erection of a covered farmyard manure store and the re-roofing of an existing farmyard manure store on behalf of our client, Mr G Robinson of Lower Lees Farm, Cowark, Clitheroe, Lancashire, BB7 3DQ.

The application relates to a well-established agricultural enterprise. The holding comprises approximately 109 hectares rented on an Agricultural Holdings Act 1986 tenancy agreement. The current livestock enterprises on the holding include a commercial flock of 460 commercial ewes plus followers, with 270 fattening cattle.

The cattle are housed indoors during the winter months, with 100 cattle remaining indoors throughout the summer. In addition, the ewes are brought indoors to lamb in early spring, and all livestock are housed on straw bedding, which produces substantial quantities of farmyard manure (FYM). At present, this FYM is stored uncovered on the site of the proposed building. When exposed to rainfall, the volume of effluent increases, resulting in nutrient loss and an increased risk of diffuse water pollution. Mr Robinson has received approval from the Catchment Sensitive Farming Officer for Countryside Stewardship grant funding towards this new midden roof in recognition of the environmental benefits it will provide. Please find the CSFO approval enclosed.

The proposed development comprises a roof over an existing midden and will have a total area of 837 m<sup>2</sup>. Of this total, 200 m<sup>2</sup> will involve the re-roofing of an existing steel portal frame muck store, while the remaining 637 m<sup>2</sup> will comprise a new steel portal frame muck store. The structure will include precast concrete panel walls to a height of 2m, with slate blue metal profile sheet cladding above and to the roof, thereby matching the existing style and materials of the holding. The design reflects typical agricultural construction, and its scale and appearance are appropriate to the functional requirements of the holding.

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The siting of the building has been carefully considered in the context of the existing farmstead. The proposed structure will be positioned as infill between existing modern steel portal frame buildings on the holding. This location minimises its visual prominence within the wider landscape and avoids any undue impact on neighbouring properties. The building will be used as a farmyard manure store and will not contribute to the expansion of the enterprise. Instead, it will provide environmental benefits and improve farm efficiency by reducing haulage associated with spreading manure, retaining nutrients and reducing the requirement for artificial fertiliser.

In visual terms, the building will be read in the context of the existing farmstead and surrounding rural landscape. The use of appropriate materials, together with its location adjacent to buildings of a similar design and scale, will ensure that the development integrates appropriately within its setting.

The development will not result in any material increase in traffic movements to or from the site, nor does it represent an intensification of the agricultural use of the holding. Rather, it constitutes a necessary improvement to the existing farm infrastructure, reducing dirty water runoff, maximising the nutrient value of stored manure and supporting the efficient day-to-day operation of the farm.

The proposal therefore represents appropriate and sustainable agricultural development, consistent with national planning policy, which supports the growth and resilience of rural businesses.

Considering the above, I respectfully request that Prior Approval be granted.

Yours faithfully,

A black rectangular redaction box covering the signature of Robert Spencer.

Robert Spencer BSc (Hons) RELM, FAAV  
For RICHARD TURNER AND SON