

PLANNING, DESIGN AND ACCESS STATEMENT

SITE: MOOR HOUSE FARM, CLITHEROE ROAD, KNOWLE GREEN, PRESTON PR3 2YS

PROPOSAL: ERECTION OF GENERAL PURPOSE AGRICULTURAL BUILDING, HARDSTANDING AND NEW SEPTIC TANK

INTRODUCTION

This Design and Access Statement has been prepared to accompany an application for planning permission for the erection of a general purpose agricultural building on land at Manor House Farm.

SITE DESCRIPTION

Manor House Farm is located to the south of Clitheroe Road approximately 1.5 miles from Ribchester village, 3 miles from Longridge and 7 miles from Clitheroe. The farm was originally part of the Stonyhurst Estate which, over the years has been sold off, our client having purchased 14 acres of reasonable quality grazing land. Within the 14 acres are the existing farmhouse, an attached barn and a small outbuilding, both barns having quasi residential function.

The existing access, now improved, from Clitheroe Road to the farmhouse also serves as access to the agricultural land and to the site of the proposed new building.

AGRICULTURAL CIRCUMSTANCES

In addition to the 14 acres, owned, he has available to him 16 acres of adjoining land, on an informal grazing licence. Mr Brown also owns 6 acres at his home address a small part of which is open land.

Mr Brown has six pedigree Simmental calves, and a financial share in a bull; all of which are being looked after locally, until such time as he gets his own building. There are 30 ewes owned and looked after locally. His intension is to establish a small suckler herd rearing pedigree cattle, using the building for lambing in spring, and for machinery storage. The machinery is currently kept outside, on site.

THE PROPOSED BUILDING

This is the third attempt to gain planning permission for a general purpose livestock and machine storage building in connection with this holding. The applicant wants a building designed specifically for his particular agricultural circumstances, being a flexible design allowing overwintering of cattle on a dry bedding system, and an area for lambing. The building measures 9.2 x 18.3m and has a well ventilated cattle area, with a more enclosed machinery storage area. The size of the building is commensurate with the scale of the enterprise. A toilet for the stockwoman is provided as a small add-on to the building. It would be unreasonable for the stockwoman to have to return home to Longridge to use the toilet! Another improvement to the scheme is the addition of solar panels on the south facing roof with the electricity generated used to effect from electricity costs.

In front of the building is a concrete yard which, as well as providing access into the building, can also be used to enclose the yard for the beef cattle during the winter months when they will be able to walk inside and outside of the building, but being penned within the yard area. This will prevent the grazing land being trampled during late autumn and winter.

The previous application, reference 3/2012/0660 received the support in principle of the County Land Agent. The application was refused due to elements of design, which have been addressed in the revised scheme, and in siting. The building has been re-orientated to run parallel with the existing hedgerow. A location to the north of the house is the optimum position for the farm building - being closer to road than the house (important for foodstuffs delivery in winter weather) and in full view of the house itself, from a security point of view.

ASSESSMENT

The proposed development is within open countryside in the adopted Ribble Valley District Wide Local Plan and the following saved policies are relevant:-

Policy G1 – expects high standards of design quality;

Policy G5 – outside main settlement boundaries planning permission will only be granted for small scale developments;

Policy ENV3 – adjacent to the AONB development will be required to be in keeping with the character of the landscape area.

National Policy Framework promotes sustainable development in rural areas.

PLANNING HISTORY

An application for an ancillary building for storage and livestock and stables was refused under Council reference 3/2012/0099, as general purpose agricultural building and yard was refined under application 3/2012/0660.

EVALUATION

The main planning issues relating to this proposal are:

1. The principle of development.

Policy G5 is the starting point for consideration of this proposal. This policy allows for small scale development appropriate to a rural area. The object of the policy is to protect the countryside from inappropriate development. This proposal is for a building which will enable the land to be farmed in a traditional manner. In principle, the erection of a small agricultural building on agricultural land for agricultural purposes is entirely in accordance with the objectives of local planning policy.

2. Landscape impact

The site has been chosen to minimise the impact on the landscape, being situated against an existing hedgerow and against rising ground. Whilst the building will undoubtedly be visible in the landscape from public footpaths its small scale nature, its agricultural design and its agricultural use means that this type of building is an acceptable addition to the rural landscape. The building itself will be finished externally profile metal sheet of a colour to be specified by the local planning authority.

3. Design

The design is a simple rectangular plan form of typical modern agricultural design with a small addition for a staff toilet. The block work and profile sheeting are traditional materials for farm buildings. Roof lights on the rear slope will provide natural lighting.

4. Neighbour amenity

The nearest residential property is at Moor House Barn about 70 metres away which is considered to be sufficient distance away not to be affected by activities within and around the agricultural building.

5. Highway safety

The existing access onto Clitheroe Road has recently been widened and the splay improved to facilitate safe access to the house, barn and farm unit. This is a gated access where the gates have been set back sufficient to allow a livestock wagon to enter the site unimpeded. There are no highway safety issues arising from this proposal.

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