

Full application for Poultry Unit at Oakfield, Longsight Road, Clayton le Dale, BB1 9EX

Design and access statement



April 2013
Prepared by Hartley Planning and Development Associates Ltd

Introduction

The following statement is to accompany a full application for a poultry unit at Oakfield, Clayton le Dale

The Design and Access Statement has been written to meet the requirements of Article 4C of the Town and Country Planning (General Development Procedure) Order 1995, as amended in Circular 01/06 (Guidance on Changes to the Development Control System) (Section 3).

Determination of the Planning Application

In the event that the application is determined at officer level would you please let me know, prior to any decision being made, if there is any part of the application proposal which requires amendment?

Should the application eventually fall to be determined by committee would you please let me know of that fact in a timely manner?

Proposal

The applicant owns 4 acres of land adjoining his house at Oakfield. His family have a farming history and the proposed development is to construct a poultry unit measuring 74m by 8m with an attached egg packing area measuring 5m by 12m. The poultry unit will be run by the family. The poultry unit will operate on an "enriched cage" basis in accordance with European legislation with 4 rows of cages each row being 4 tiers high.

Access would be via Showley Lane using an existing entrance

Pre application advice

Pre application has been sought from the LPA, (Ref RV/2012/ENQ/00183) and a generally favourable reply was received dated the 29 October, 2012 – though the submission is somewhat longer than that envisaged at pre application stage but is less than half the width.

Relevant Planning policies

Local plan policies

Local plan policies	Applicant comments
POLICY ENV3 In the open countryside outside the AONB and areas immediately adjacent to it, development will be required to be in keeping with the character of the landscape area and should reflect local vernacular, scale, style, features and building materials. Proposals to conserve, renew and enhance landscape features, will be permitted, providing regard has been given for the characteristic landscape features of the area.	The LPA in its pre application advice considered that the <i>"proposals, in principle, would be acceptable, based upon the level of detail provided at this stage"</i>. The cladding materials, including the use of wooden boarding, are in keeping with the rural landscape and the style, with its pitched roof, is in keeping with the area. The LPA in its pre application advice considered that <i>"whilst I do not have design details of the unit at this stage, I do not consider that the proposed scale of the unit outlined with the enquiry information is excessive and would be appropriate to the Ribble Valley and this specific locality"</i>.
POLICY G5 Outside the main settlement boundaries and the village boundaries planning consent will only be granted for small-scale developments which are: i) essential to the local economy or the social well being of the area; or ii) needed for the purposes of agriculture or forestry; or iii) sites developed for local needs housing (subject to Policy H20 of this plan); or iv) small scale tourism developments and small scale recreational developments appropriate to a rural area subject to Policy RTI; or v) other small-scale uses appropriate to a rural area which conform to the policies of this plan.	The building is for agricultural purposes
POLICY EMP12 Proposals for agricultural diversifications will be approved, subject to other policies within the Local Plan and provided they are appropriate in both scale and character to the rural areas of Ribble Valley and do not compromise its natural beauty.	While this is a new venture and not an agricultural diversification the LPA, in its pre application advice, noted that <i>"Whilst this is not strictly agricultural diversification, Policy EMP12 of the DWLP will be considered in determining any subsequent planning application which states that proposals will be approved providing that are appropriate in both scale and character to the 'rural areas of Ribble Valley and do not compromise its natural</i>

	<i>beauty".</i> Please see comments above with regard to scale and character
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National policy

NPPF	Applicant comments
Supporting a prosperous rural economy. Planning policies should support economic growth in rural areas in order to create jobs and prosperity by taking a positive approach to sustainable new development. To promote a strong rural economy, local and neighbourhood plans should: ••support the sustainable growth and expansion of all types of business and enterprise in rural areas, both through conversion of existing buildings and well designed new buildings; ••promote the development and diversification of agricultural and other land-based rural businesses; ••support sustainable rural tourism and leisure developments that benefit businesses in rural areas, communities and visitors, and which respect the character of the countryside. This should include supporting the provision and expansion of tourist and visitor facilities in appropriate locations where identified needs are not met by existing facilities in rural service centres; and ••promote the retention and development of local services and community facilities in villages, such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship.	The proposed development will be a rural enterprise and it will help to diversify the local economy generally

Approvals within the Borough for other poultry units

Application no	Address		Date of approval
3/2010/0660	Haggs Hall farm, Ramsgreave	20,000 enriched hen building.	04/02/2011
3/2009/0517	Stubbs wood Farm, Rimmington	Phase 1 of a two phase plan for a free range poultry unit	25/09/09
3/2009/0087	Brookside Farm, Thornley	Agric building for free range egg production (Extension to 3/2007/0910P	19/06/2009
3/1997/0376	Petre Eggs Ltd, Wilpshire	New poultry unit - free range hut (re-submission)	22/12/1997
3/1991/0742/	Newby Farm Eggs, Wilpshire	Proposed poultry units (egg production	13/02/1992

Amount,use, scale

The proposal is for a poultry unit with the following dimensions

Length	74m	Plus an egg room 12m by 5m
width	8m	
Height to eaves	4.17m	
Height to ridge	6.54m	
Walls	Preserved treated timber weather boarding	
Roof	Plastic coated steel sheeting (slate grey)	
Service area	Consolidated stone. Tarmacadam for at least 5m from the junction with Showley Lane to prevent material being brought into the public highway	

Appearance

- The proposed external cladding is as stated above
- The building will have a traditional pitch roof
- The existing access way will continue to be used
- Boundary treatment to be kept as existing

Environmental considerations

Odour

The building will include an automated system for the removal of manure, twice weekly during the summer and once per week in the other months and thus there will be no build up of manure which might otherwise give rise to odour problems. The manure will be disposed of in accordance with Environment agency requirements. The operation of the building will confirm to "The Code of Good Practice for the Protection of Air" 1998 as amended.

Manure will be stored directly on an enclosed trailer prior to its use on the adjoining land or sold to other farmers or disposed of in accordance with the above EA requirements.

Dust

The requirements of the operation of a free range Unit prevents the emission of any significant amount of dust particles in the outside air. A dust laden atmosphere within the Unit must be avoided to protect the welfare interests of both birds and stockpersons.

Flies

Flies within the building will be controlled by the use of fly tapes.

Rodents

The building will be baited and regularly inspected for rodents. It is not in the interests of the farmer to permit any such issues to develop as it will affect egg production.

Foxes, cats and other animals

The birds are locked in at night to ensure that they are safe from attack

Fallen Stock

Dead birds will be collected daily and stored in a freezer until such time as they collected and disposed of by a licensed fellmonger.

Layout

The design has been influenced by the following factors and aims:-

- To utilise existing access
- To clad the building in a material and colour appropriate to the area
- To allow for vehicle movements such that vehicles can enter and leave the site in forward gear.

Access

- Egg collection is by a 7.5 tonne lorry.
- Bird delivery and collection is by an 8 wheeled lorry
- Feed delivery is by an 8 wheeled lorry.

The resulting traffic generation is as follows

	Vehicle type	Frequency
Bird Delivery and collection	8 wheeled lorry	2 lorries every 14 months

Egg Collection	7.5 tonne lorry	2 per week
Feed Delivery	8 wheeled lorry	1 per 8 weeks
Manure removal	Tractor and trailer	Twice per week in summer and once per week in winter

The proposed layout provides for the necessary access of the vehicles itemised above. Access to the building will utilise the existing site entrance.

Summary

- The proposed development is appropriate development in this countryside location and it complies with National and Local policies.
- It will not be intrusive because of its single storey height and the proposed cladding materials.
- The proposal will not cause harm to residential or environmental amenity in respect of traffic, general highway safety, odour, noise or outlook.

For all these reasons the Council is respectfully asked to grant planning permission.

RIBBLE VALLEY BOROUGH COUNCIL

Department of Development

Council Offices, Church Walk, Clitheroe, Lancashire, BB7 2RA

Telephone: 01200 425111

Fax: 01200 414488

Planning Fax: 01200 414487

Town and Country Planning Act 1990

PLANNING PERMISSION

APPLICATION NO: 3/2009/0087

DECISION DATE: 19 June 2009

DATE RECEIVED: 11/05/2009

APPLICANT:

Mr & Mrs Sanderson
Brookside Farm
Moss Side Lane
Thornley
Longridge
Lancs
PR3 2ND

AGENT:

Gary Hoerty Associates
Victoria House
34 Wellgate
Clitheroe
Lancs
BB7 2DP

DEVELOPMENT PROPOSED: Erection of a proposed agricultural building to accommodate free range poultry for egg production being an extension to a poultry building approved under application 3/2007/0910P.

AT: Brookside Farm Moss Side Lane Thornley Longridge Lancashire

Ribble Valley Borough Council hereby give notice that **permission has been granted** for the carrying out of the above development in accordance with the application plans and documents submitted subject to the following condition(s):

1. The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason: Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

2. Precise specifications or samples of the materials to be used for the walls and roof of the approved building, including their colour and texture, shall have been submitted to and approved by the Local Planning Authority before their use in the proposed works.

REASON: In order that the Local Planning Authority may ensure that the materials to be used are appropriate to the locality in accordance with Policies G1 and ENV1 of the Ribble Valley Districtwide Local Plan ensuring a satisfactory standard of appearance given the location of the site within the Forest of Bowland Area of Outstanding Natural Beauty.

3. This permission shall be implemented in accordance with the proposal as amended by letter and plans received on the 5 May and 11 May 2009.

REASON: For the avoidance of doubt since the proposal was the subject of agreed amendments.

P.T.O.

4. Notwithstanding the submitted details. No development approved by this permission shall be commenced until a scheme for the containment, storage and removal of all litter/waste from the site, with measurable objectives which are capable of being monitored, has been submitted to and approved in writing by the Local Planning Authority. The proposed scheme shall remain in action in perpetuity.

REASON: In accordance with Policy G1 of the Ribble Valley Districtwide Local Plan preventing pollution of the water environment.

5. No development approved by this permission shall be commenced until the Local Planning Authority has approved a scheme for the disposal of foul and surface waters. Such a site drainage plan will need to consider the concerns raised by the Environment Agency that no contaminated water be discharged to the surface waters, and the scheme shall be constructed and completed in accordance with the approved plans.

REASON: To ensure a satisfactory means of drainage in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

6. Prior to the commencement of development, full details of the proposed earthworks required at the site (that will be involved in conjunction with the infill required below the proposed building (including site plans)) shall be submitted to and approved in writing by the Local Planning Authority.

REASON: In order for the Local Planning Authority to be satisfied that there will be no impact on local wildlife habitats or impact on the visual amenity of the Forest of Bowland AONB in accordance with Policies G1 and ENV1 of the Local Plan.

7. Tree felling, vegetation clearance works, demolition work or other works that may affect nesting birds shall be avoided between March and July inclusive, unless the absence of nesting birds has been confirmed by further surveys or inspections. These should be submitted to and approved in writing by the Local Planning Authority. If such a use is established, a scheme for the protection of the species/habitat shall be submitted to and agreed in writing by Natural England and the Local Planning Authority before any works commence on site.

REASON: To ensure that no species or habitat protected by the Wildlife and Countryside Act 1981 are destroyed in accordance with Policies G1 and ENV7 of the Ribble Valley Districtwide Local Plan.

8. The development hereby approved shall not commence until details of species/habitat protection measures have been submitted.

The scheme submitted shall indicate the measures to be taken to safeguard protected species/habitat from soil excavations, gradients/changes in levels, removal of existing vegetation, construction of surfaces and structures, storage of materials/spoil, timber treatment and conversion of buildings.

REASON: In the interests of protecting nature and conservation issues in accordance with Policies G1, ENV1 and ENV7 of the Ribble Valley Districtwide Local Plan.

P.T.O.

APPLICATION NO. 3/2009/0087

DECISION DATE: 19 June 2009

9. The landscaping scheme hereby approved on the amended plan dated 11th of May 2009 shall be implemented in the first planting season prior to commencement of the development unless otherwise agreed by the Local Planning Authority, whether in whole or part and shall be maintained thereafter to the satisfaction of the Local Planning Authority. This maintenance shall include the replacement of any tree or shrub, which is removed, or dies, or is seriously damaged, or becomes seriously diseased, by a species of similar size to those originally planted.

REASON: In the interests of the amenity of the area and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan.

10. Prior to commencement of any site works, including delivery of building materials and excavations for foundations or services all trees identified shall be protected in accordance with the BS5837 [Trees in Relation to Construction] and which shall be agreed in writing.

The root protection zone shall be 12 x the DBH and must cover at least the entire branch spread of the trees, [the area of the root soil environment from the trunk to the edge of the branch spread] and shall remain in place until all building work has been completed and all excess materials have been removed from site including soil/spoil and rubble.

During the building works no excavations or changes in ground levels shall take place and no building materials/spoil/soil/rubble shall be stored or redistributed within the protection zone, in addition no impermeable surfacing shall be constructed within the protection zone.

No tree surgery or pruning shall be implemented with out prior written consent, which will only be granted when the local authority is satisfied that it is necessary, will be in accordance with BS3998 for tree work and carried out by an approved arboricultural contractor.

REASON: In order to ensure that any trees affected by development and considered to be of visual, historic or botanical value are afforded maximum physical protection from the adverse affects of development, and in order to comply with planning policies G1 and ENV13 of the District Wide Local Plan.

Relevant planning policy

Policy G1 - Development Control.
Policy G5 - Settlement Strategy.
Policy ENV1 - Area of Outstanding Natural Beauty.
Policy ENV7 - Species Protection.
SPG - Agricultural Buildings and Roads

SUMMARY OF REASONS FOR APPROVAL

The proposal represents an appropriate form of development and given its design, size and location would not result in visual detriment to the surrounding countryside, nor would its use have an adverse impact on highway safety.

P.T.O.

Note(s)

1. For rights of appeal in respect of any condition(s)/or reason(s) attached to the permission see the attached notes.
2. The applicant is advised that should there be any deviation from the approved plan the Local Planning Authority must be informed. It is therefore vital that any future Building Regulation application must comply with the approved planning application.
3. Consent of the Environment Agency is required prior to the discharge of effluent to surface or underground waters. Consent will only be considered if discharge to the foul sewer is not practicable, in which case the applicant should consider:
 - (i) Construction of a soakaway area with no residual discharge to watercourse.
 - (ii) Construction of a soakaway area with a high level overflow discharging to watercourse.

Direct discharge to watercourse which will only be considered where options (i) and (ii) are impracticable. The applicant should be advised to contact the Environment Agency, Area Planning Liaison Officer, Lutra House, Dodd Way, Off Seedlee Road, Walton Summit, Bamber Bridge, Preston PR5 8BX for any option not involving discharge to foul sewer.
4. No building material or rubbish must find its way into the watercourse.
5. The proposed development must fully comply with the terms of the Control of Pollution (Silage, Slurry and Agricultural Fuel Oil) Regulations 1991 (as amended 1997)

Site operators should ensure that there is no possibility of contaminated water entering and polluting surface or underground waters.
6. The foul drainage from the proposed development shall be discharged to a septic tank and soakaway system which meets the requirements of British Standard BS6297:1983, there shall be no connection to any watercourse or land drainage system and no part of the soakaway system is situated within 10m of any ditch or watercourse or within 50m of any well, borehole or spring.
7. Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency may be required for any discharge of sewage or trade effluent into water including groundwater and may be required for any discharge of surface water liable to contamination of such controlled waters or for any discharge of sewage or trade effluent from buildings or fixed plant or into waters which are not controlled waters. Such consents must comply with the requirements of the Groundwater Regulations 1998 including prior investigation, technical precautions and requisite surveillance and may be withheld. (Controlled waters include rivers, streams, groundwater, reservoirs, estuaries and coastal waters).
8. The proposals must fully comply with the DEFRA "Code of Good Agricultural Practice for the Protection of Water". Guidance can be obtained from DEFRA or NFU.

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Town and Country Planning Act 1990

PLANNING PERMISSION

APPLICATION NO: 3/2009/0517

DECISION DATE: 25 September 2009

DATE RECEIVED: 21/07/2009

APPLICANT:

Mr Ian Smith
Stubbs Wood Farm
Rimington Lane
Rimington
Clitheroe
BB7 4DP

AGENT:

M L Planning Services Ltd
Stake House Farm
Oakenclough
Preston
Lancashire
PR3 1UJ

DEVELOPMENT Phase 1 of a two phase plan for a free range poultry unit.

PROPOSED:

AT: Stubbs Wood Farm Rimington Lane Rimington Clitheroe BB7 4DP

Ribble Valley Borough Council hereby give notice that **permission has been granted** for the carrying out of the above development in accordance with the application plans and documents submitted subject to the following condition(s):

1. The development must be begun no later than the expiration of three years beginning with the date of this permission.

REASON: Required to be imposed in pursuance to Section 91 of the Town and Country Planning Act 1990.

2. Precise specifications or samples of the materials to be used for the walls and roof of the approved building, including their colour and texture, shall have been submitted to and approved by the Local Planning Authority before their use in the proposed works.

REASON: In order that the Local Planning Authority may ensure that the materials to be used are appropriate to the locality in accordance with Policies G1 and ENV3 of the Ribble Valley Districtwide Local Plan ensuring a satisfactory standard of appearance given the location of the site within the open countryside.

3. No raw materials, finished or unfinished products or parts, crates, materials, waste, refuse or any other item shall be stacked or stored outside any building on the site without the prior approval in writing of the Local Planning Authority.

REASON: To comply with Policy G1 of the Ribble Valley Districtwide Local Plan in the interests of the visual amenity of the area and to safeguard, where appropriate, neighbouring residential amenity.

P.T.O.

APPLICATION NO. 3/2009/0517

DECISION DATE: 25 September 2009

4. The approved landscaping scheme shown on the amended plans and details submitted on 24 August 2009 shall be implemented in the first planting season following occupation or use of the development and shall be maintained thereafter for a period of not less than 5 years to the satisfaction of the Local Planning Authority. This maintenance shall include the replacement of any tree or shrub which is removed, or dies, or is seriously damaged, or becomes seriously diseased, by a species of similar size to those originally planted.

REASON: In the interests of the amenity of the area and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan.

5. This permission shall be implemented in accordance with the proposal as amended by letter and plan received on the 24 August 2009.

REASON: For the avoidance of doubt since the proposal was the subject of agreed amendments.

Relevant planning policy

Policy G1 - Development Control
Policy G5 - Settlement Strategy
Policy ENV3 - Development in Open Countryside
SPG - Agricultural Buildings and Roads

Summary of reasons for approval

The proposal represents an appropriate form of development and will not be significantly detrimental to the visual amenity of the open countryside, nor will it have an adverse impact on the residential amenity of nearby neighbouring properties.

Note(s)

1. For rights of appeal in respect of any condition(s)/or reason(s) attached to the permission see the attached notes.
2. The applicant is advised that should there be any deviation from the approved plan the Local Planning Authority must be informed. It is therefore vital that any future Building Regulation application must comply with the approved planning application.

STEWART BAILEY
DIRECTOR OF DEVELOPMENT SERVICES

RIBBLE VALLEY BOROUGH COUNCIL

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Town and Country Planning Act 1990

PLANNING PERMISSION

APPLICATION NO: 3/2010/0660

DECISION DATE: 04 February 2011

DATE RECEIVED: 17/08/2010

APPLICANT:

C & P Wilkinson
Haggs Hall Farm
Haggs Hall Fields
Ramsgreave
Blackburn
Lancs
BB1 9DS

AGENT:

Mr Stephen Braithwaite
292 London Road
Preston
Lancs
PR1 4PA

DEVELOPMENT 20,000 enriched hen building.

PROPOSED:

AT: Haggs Hall Farm Haggs Hall Fields Ramsgreave Blackburn
Lancashire

Ribble Valley Borough Council hereby give notice that **permission has been granted** for the carrying out of the above development in accordance with the application plans and documents submitted subject to the following condition(s):

1. The development must be begun no later than the expiration of three years beginning with the date of this permission.

REASON: Required to be imposed in pursuance to Section 91 of the Town and Country Planning Act 1990.

2. This permission shall relate to the proposal as shown on drawing numbers 10E135E/03 and 10E135SREVB/02.

REASON: For the avoidance of doubt and to ensure compliance with the submitted plans.

3. Precise specifications or samples of walling and roofing materials and details of any surface materials to be used including their colour and texture shall have been submitted to and approved in writing by the Local Planning Authority before their use in the proposed works.

REASON: In order that the Local Planning Authority may ensure that the materials to be used are appropriate to the locality in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

P.T.O.

Relevant planning policy

Policy G1 - Development Control.
Policy ENV3 - Development in Open Countryside.
Policy SPG - Agricultural Buildings and Roads.

SUMMARY OF REASONS FOR APPROVAL

The proposed building would have no detrimental effects upon visual amenity, the amenities of any nearby residents or highway safety.

Note(s)

1. For rights of appeal in respect of any condition(s)/or reason(s) attached to the permission see the attached notes.
2. The applicant is advised that should there be any deviation from the approved plan the Local Planning Authority must be informed. It is therefore vital that any future Building Regulation application must comply with the approved planning application.

STEWART BAILEY
DIRECTOR OF DEVELOPMENT SERVICES

APPLICATION NO: 3/2010/0660/P

(GRID REF: SD 367278 432044)

PROPOSED 2000 ENRICHED HEN BUILDING AT HAGGS HALL FARM, HAGGS HALL FIELDS, RAMSGREAVE

PARISH COUNCIL:

Considers the application to be unacceptable due highway safety implications. The Parish Council comments that the junction of Higher Ramsgreave Road and the access lane to Haggs Hall has been the scene of numerous accidents in recent years (one of which resulted in a local resident being cut from her car). The concerns of the Parish Council have resulted in requests to Lancashire County Council that further warning signs be placed on the main road in the vicinity of this junction; but the installation of such signs is still awaited.

Concern is also expressed about the danger caused to parents and children by increased heavy vehicle usage of the lane that passes close to a children's nursery.

ENVIRONMENT
DIRECTORATE
(COUNTY SURVEYOR):

The County Surveyor has no objections on highway safety grounds and makes the following supporting/explanatory comments:

- The level of vehicular activity associated with the proposed development is consistent with activity as a thriving agricultural site. Access to the farm is from a junction with Ramsgreave Road that has clearly benefited from improvements in the provision of junction markings and warning signs.
- The road to the farm is privately maintained and is shared with a number of residents, a children's nursery and Ramsgreave Hall Farm. It is relatively narrow and does not allow two way movements along its full length.
- The applicant's agent has provided details of the anticipated traffic volume and vehicle types which represents an average additional vehicular activity of 3.6 vehicles per week and a maximum activity of six vehicles per week. The frequency of the larger vehicles does not represent any specific highway safety concern and many of the other movements can be viewed as normal agricultural activity.
- I do not consider that the development and the associated highway impacts will be detrimental to the safe operation of the immediate local highway network or to residents and other users of the existing farm access given the frequency and size of the anticipated additional vehicular movements.

**ADDITIONAL
REPRESENTATIONS:**

A total of four letters have been received from or on behalf of local residents and a children's nursery in the vicinity of this site. Concerns and objections are raised in the letters as summarised below:

1. There is no design and access statement with the application to confirm the access routes and a notice was not served on the owner of the private road that serves the application site.
2. The proposal will result in increased traffic levels using the access lane to Higgs Hall Farm that also serves the Ramsgreave Hall Farm complex, a children's nursery and six chalets for which planning permission has been granted for use as holiday lets. The proposal will be detrimental to highway safety due to:
 - The number, size and speed of vehicles.
 - The limitations of the access road that is narrow and, in parts, steeply sloping.
 - There is poor visibility at the junction of the access road with Ramsgreave Road. This section of road is an accident black spot where there are regular accidents.
 - The increase in heavy plant vehicles directly passing the nursery car park will be a danger to the children/families attending the nursery which primarily caters for up to 75 children aged 4 years and under.
3. Large vehicles frequently cause damage to walls on the boundaries of the narrow lane.
4. The increase in traffic will be detrimental to the amenities of the approved holiday chalets.
5. The holiday chalets could suffer a nuisance of smell from the proposed building.
6. Higgs Hall Farm does not have any right of access over the relatively recently formed track between the nursery and Ramsgreave Road.

Enclosed with the letter from the children's nursery were the comments of nine parents. One expressed no objections. The other eight expressed concerns and objections principally relating to highway safety issues and the damage caused to the surface of the access road by the increased traffic, especially heavy vehicles.

Proposal

Permission is sought for a poultry laying building with dimensions of approximately 64m x 16m with an eaves height of 3.6m and a ridge height of 6.7m. The external materials comprise concrete blocks to a height of 0.9m with timber weather boarding to the rest of the walls; and the roof would be slate blue coloured profiled steel sheets.

There would be two 6.7m high steel feed hoppers sited next to the eastern end elevation of the building.

The building would house 20,000 hens as a diversification by the applicant into poultry farming.

Site Location

Haggs Hall Farm has an area of approximately 33 hectares. The complex of farm buildings, including the farmhouse, is in a relatively isolated location at the end of a long access road off the northern side of Ramsgreave Road in the open countryside between Ramsgreave and Mellor. The site is not within the Greenbelt.

The proposed building would be sited immediately to the north of the existing farm buildings. It would be served by an extension to the existing access track that runs between some of the existing buildings, and a new vehicular turning area would also be formed at the eastern end of the building.

Relevant History

3/2007/0315/P – Construction of single storey extension to farmhouse to form an annex. Approved.

3/2007/0755/P – Conversion of part of an attached barn to form an annex. Approved subject to a condition that only one of the two permissions for an annex could be implemented.

3/2008/0441/P – Certificate of Lawfulness granted for the use of six wooden chalets (on land adjoining Haggs Hall Farm) as holiday lets.

Relevant Policies

Policy G1 - Development Control.

Policy ENV3 - Development in Open Countryside.

Policy SPG - Agricultural Buildings and Roads.

Environmental, AONB, Human Rights and Other Issues

The application relates to the proposed erection of an agricultural building at a farm within the open countryside. As such, I consider the proposal to be acceptable in principle. The location is not subject to any special designation such as Greenbelt or Area of Outstanding Natural Beauty.

The appearance of the proposed building is very much that of a typical modern agricultural building. It is not, in my opinion excessively high. It is also appropriately sited on relatively low lying ground immediately to the north of the existing group of farm buildings. As such, when

viewed from the south it would be screened by the existing buildings; from the north it would be viewed against the existing buildings; and from the east and west it would appear as an appropriate addition to the existing group of buildings. I therefore consider the proposal to be acceptable with regards to its effects upon the visual amenities of the locality.

There are no residential properties (other than the applicant's farmhouse) in the immediate vicinity of the group of farm buildings. The nearest, 'Ravenswing', is on considerably higher ground to the south east approximately 170m away from the proposed building and separated from it by the existing group of buildings. I do not consider that the proposed agricultural building at this farm would have any detrimental effects upon the amenities of that nearest dwelling or any other dwellings in the locality.

The chalets with permission for holiday let use are approximately 235m away from the proposed building. Due to that distance and the intervening existing buildings, I do not consider that the proposed building would adversely affect the level of amenity afforded to the holiday lets. In any event, the proposed building is for an agricultural/rural use in the rural location within which the possible future holiday lets are located.

The main concerns/objections to the application by third parties relate to highway safety. In response to those concerns/objections, the applicant's agent comments that Haggs Hall Farm has been a farm for at least 100 years and has only one farm access over which it has a right of way 'at all times and for all purpose with or without horses, carts, motor cars or other vehicles to pass and repass over and along the road'. It is explained that, for at least 55 years the farm has been principally a dairy farm involving the arrival and departure of eight wheel milk tankers on a daily basis. In recent times it is explained that the concentration on dairy farming has eased and the applicant, whilst not wishing to abandon that venture, wishes to concentrate more on egg production.

The agent states that the traffic associated with egg production is limited and is summarised as follows:

- Bird delivery and collection by eight wheeled lorry – two lorries every 14 months.
- Egg collection by 7.5 tonne lorry – two per week.
- Feed delivery by eight wheeled lorry – one every eight weeks.
- Manure removal by tractor and trailer that are kept on the farm – twice a week in summer and once a week in winter.

The agent considers those vehicular movements to be far less than if the farm was fully utilised as a dairy unit.

With regards to the nursery, the agent comments that parents do not need to cross the access road as they can go straight from the parking area into the nursery. Even if they did need to cross the road, the agent repeats the comment about the level of traffic compared with that of a 'full blown' dairy.

The agent comments that no vehicles associated with Haggs Hall Farm have ever been involved in any of the accidents on Ramsgreave Road; and he refers to the highway authority's recently installed chevron signs aimed at alleviating this problem.

As stated previously in the report, the County surveyor does not consider the approximately 3.6 vehicular movements per week associated with proposed poultry unit to be detrimental to highway safety. He also refers to the recent improvements to the junction of the access road with Ramsgreave Road in the provision of junction markings and warning signs.

The applicant is aware that his right of access on to Ramsgreave Road is via the track that passes the Ramsgreave Hall group of buildings and that he has no right of access over the more recently constructed access that runs in an approximate east to west direction between the nursery and Ramsgreave Road. The prevention of any unauthorised use of the newer track, however, would be the responsibility of the owners of that track. I do not therefore consider it necessary or appropriate to impose a planning condition that requires access to the proposed building to only be gained by the route over which the farm has an existing right of way.

Overall, I can see no sustainable objections to this proposed agricultural building at an existing farm within a rural location.

SUMMARY OF REASONS FOR APPROVAL

The proposed building would have no detrimental effects upon visual amenity, the amenities of any nearby residents or highway safety.

RECOMMENDATION: That planning permission be GRANTED subject to the following condition(s):

1. The development must be begun no later than the expiration of three years beginning with the date of this permission.

REASON: Required to be imposed in pursuance to Section 91 of the Town and Country Planning Act 1990.

2. This permission shall relate to the proposal as shown on drawing numbers 10E135E/03 and 10E135SREVB/02.

REASON: For the avoidance of doubt and to ensure compliance with the submitted plans.

3. Precise specifications or samples of walling and roofing materials and details of any surface materials to be used including their colour and texture shall have been submitted to and approved in writing by the Local Planning Authority before their use in the proposed works.

REASON: In order that the Local Planning Authority may ensure that the materials to be used are appropriate to the locality in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

APPLICATION NO: 3/2010/0770

(GRID REF: SD 374347, 441704)

PROPOSED CHANGE OF USE FROM CLASS A1 TO CLASS A3 AT GROUND FLOOR
LEVEL AT 5 MOOR LANE, CLITHEROE

TOWN COUNCIL: No objections.

If you consider that any of the information that you give to us is confidential or commercially sensitive, you must: (i) provide it in a separate document; and (ii) mark it as such (and provide an explanation, where this is not self-evident).

If we receive a request for such information, we will take your views into account. However, the final decision as to whether or not to disclose the information will remain the Council's.



Ribble Valley Borough Council

REQUEST FOR PRE-APPLICATION ADVICE

Please complete all sections – see overleaf for guidance notes.
DO NOT DELETE OR REMOVE ANY PART OF THIS FORM

THE PLANNING DEPARTMENT NO LONGER ADVISE WHETHER OR NOT PERMISSION IS REQUIRED. IF YOU REQUIRE CONFIRMATION OF THIS TYPE, PLEASE SUBMIT AN APPLICATION FOR A LAWFUL DEVELOPMENT CERTIFICATE FOR THE PROPOSED DEVELOPMENT. SUCH AN APPLICATION COSTS HALF THE NORMAL PLANNING FEE. DOWNLOADABLE GUIDANCE NOTES AND THE RELEVANT FORMS CAN BE FOUND ON THE COUNCIL'S WEB PAGES AT http://www.ribblevalley.gov.uk/info/200175/planning/357/welcome_to_development_control/3

For Householder development only, further guidance on whether or not you need planning permission can be found at <http://www.planningportal.gov.uk/permission/> however, these guidelines **do not** apply to any addresses that do not have Permitted Development Rights. We therefore advise that before consulting the planning portal you first check the planning history of your property to find out whether or not these Rights have been removed. If they have, then planning permission will automatically be required for any development proposed at the site.

1. Address of proposed work

Oakfield, Longsight Road, Clayton-le-Dale
BB1 9EX

2. Your/Applicant's name and address

AS above

Name/Address of Planning Agent/Architect
(our response will be sent to this address)

Stacey Hartley
Swallow Barn, Hurst Lane
Rossendale,

Tel No:

e-mail:

Tel No: 01706 218200

e-mail: donna.hartley2@btinternet.com

3. Please provide a brief description of your proposed development, and write the questions you wish to ask (continue on a separate sheet if necessary).

Proposed punition unit.

Please enclose your supporting information and fee (see overleaf)



Please tick if you only require a written response

- Location plan showing the site (Including at least two street names and at a recognised scale of 1:1250 where possible)
- Sketch plans of the proposed work (site plan, elevations, floor plans)
- Draft design and access/heritage statement where appropriate
- Photos of the existing site and surroundings may also be helpful, along with confirmation of the current use of the land/buildings

If insufficient information is given with your request, we may not be able to provide advice.

I enclose the fee of £		and understand that no refunds will be given	
Signed	<u>J S Harker</u>	(Print name)	<u>S Harker</u>
Dated	<u>06/08/2012</u>		
	<u>25/09/2012 JSH.</u>		

Completed request forms, together with the supporting information and fee should be sent to:

Planning Department
Ribble Valley Borough Council
Council Offices
Church Walk
CLITHEROE
Lancashire BB7 2RA

Requests accompanied by insufficient information or payment will not be considered. We will contact you if this is the case, and if you have not validated your enquiry within six months we will dispose of your submission. Please do not send your request by email as we do not have the equipment to deal with it.

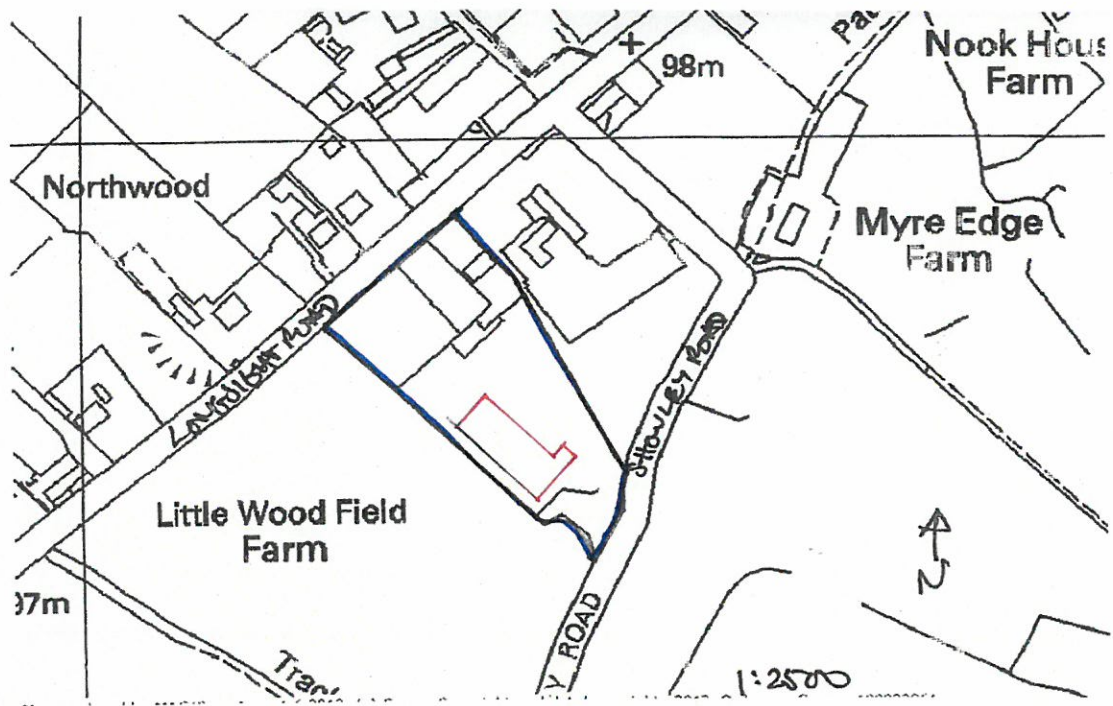
Building Regulations

Building Regulations apply to the majority of new buildings, extensions, structural alterations, alterations to bathrooms, loft conversions and some detached buildings. If you are unsure of the requirements, further information may be obtained from any of our Building Control Surveyors on (01200) 425111, or visit our web pages,

http://www.ribblevalley.gov.uk/info/200141/building_control/

If the regulations apply to your proposals, then it is necessary to obtain Building Regulation consent. If you wish to receive the necessary forms, please tick the box.

☐



LOCATION PLAN. OAKFIELD, LONGBOUGHT RD, CLAYTON LE DALE

Pre application submission for a poultry unit at Oakfield, Longsight road, Clayton le Dale, BB1 9EX for Duncan Hayes

The applicant owns some 4 acres and wishes to construct and operate an egg production unit on it. He lives with his family in the adjoining house (All shown within the blue edge on the location plan). Both the applicant and his wife have a farming background though he is currently an airline pilot. The poultry unit would be run by their son and , on his retirement from the airline, by the applicant

He has in mind operating an "enriched cage" system of a sort which meets the new European legislation.

The building would be single storey and of a sort similar to the plans submitted for illustrative purposes – though it would not be as long because of the constraints of the site.

He has in mind a building of some 44m by 17m and with an egg room of 5m by 5m. the building would accommodate 19,000 hens.

Access would be via Showley Lane using an existing entrance.
Vehicle movements would not be many, comparable to the following:-

	Vehicle type	Frequency
Bird Delivery and collection	8 wheeled lorry	2 lorries every 14 months
Egg Collection	7.5 tonne lorry	2 per week
Feed Delivery	8 wheeled lorry	1 per 8 weeks

The proposal is similar, though smaller in scale, to the recent approval at Hags Hall Farm Ramsgreave



RIBBLE VALLEY BOROUGH COUNCIL

please ask for: Diane Cafferty
direct line: 01200 414501
email: Diane.Cafferty@ribblevalley.gov.uk
my ref: RV/2012/ENQ/00183
your ref:
date: 29th October 2012

Council Offices
Church Walk, Clitheroe
Lancashire BB7 2RA

Tel: 01200 425111
Fax: 01200 414488
www.ribblevalley.gov.uk

Dear Mr Hartley,

PRE-APPLICATION ADVICE FOR THE CREATION OF AN EGG PRODUCTION UNIT/
POULTRY UNIT AT OAKFIELD, LONGSIGHT ROAD, CLAYTON-LE-DALE.

I am writing in relation to your request for pre-application advice in relation to the above named proposal. From the information submitted with your enquiry, I see that you are seeking advice on the construction of poultry unit from which an egg production unit will operate. The single storey unit proposed would accommodate 19,000 hens with access via Showley Lane.

In considering your proposals, I am mindful of policies in the current adopted Districtwide Local Plan (DWLP). This plan sets out the planning policies for the Ribble Valley. Although the policies in this plan are soon to be superseded by policies in the Core Strategy (the emerging Development Plan for the Borough) at present, the DWLP remains the primary tool used in determining planning applications.

Under the DWLP your site is designated as Open Countryside (policy ENV3 and G5). This open countryside status of the site means that opportunities for development are somewhat restrictive. Development schemes in the open countryside will be required to be in keeping with the character of the landscape area and should reflect local vernacular style features and building materials. Proposals to conserve, renew and enhance landscape features will be permitted, providing regard has been given for the characteristic landscape features of the area. Policy ENV3 states that only development which has benefits to the area will be allowed.

I understand from our telephone conversation that this is a new venture and does not involve any such agricultural diversification. As a result, I can confirm that you will require planning permission for the proposals. Whilst this is not strictly agricultural diversification, Policy EMP12 of the DWLP will be considered in determining any subsequent planning application which states that proposals will be approved providing that are appropriate in both scale and character to the rural areas of Ribble Valley and do not compromise its natural beauty. It is clear from my site visit that some earth moving has already taken place on the site and I should advise that no further works should be undertaken prior to receiving a planning consent for the scheme. This aside, whilst I do not have design details of the unit at this stage, I do not consider that the proposed scale of the unit outlined with the enquiry information is excessive and would be appropriate to the Ribble Valley and this specific locality.

In considering the proposals, it is also necessary to consult national planning policy. The National Planning Policy Framework (NPPF). Paragraph 17 of the NPPF, which sets out the

Chief Executive: Marshal Scott CPFA
Directors: John Heap BEng. CEng. MICE, Jane Pearson CPFA

core planning principles states that in making decisions on planning applications, Local planning Authorities should recognise the intrinsic character and beauty of the countryside and support thriving rural communities within it. While the countryside is therefore a primary consideration, supporting local communities and enterprises is also key. This is further stated in paragraph 28 of NPPF, which states that the sustainable growth and expansion of business and enterprise in rural areas should be supported, and the development and diversification of agricultural and other land-based rural businesses promoted. It can therefore be argued that the principle of the business use in this location is acceptable, in terms of national policy.

You anticipate that egg collection will take place twice a week using two 7.5 tonne lorries and that feed will be delivered once every 8 weeks using one 8 wheeled lorry. Bird delivery and collection is only likely to take place every 14 months using 2 x 8 wheeled lorries every 14 months.

In assessing the impact on this, I have consulted the Highways Engineers at Lancashire County Council who has stated that the existing access off Showley Road is a very basic muddy track and would need to be improved in terms of width, sight lines and surfacing. Also a hard surfaced parking and turning area for delivery lorries would need to be created within the field. That said, it is perfectly possible to provide satisfactory highway arrangements at the site so I would not object in principle at this stage.

In assessing your proposals I have also consulted the Council's Environmental Health department as issues such as noise and smell will form part of any final consideration. I am still awaiting these comments and I will therefore forward these to you as soon as I receive them.

In relation to the design of the building it may be that at a formal application stage, the Council will seek the advice of Rural Estates to assess its need.

I would also be interested to learn more about the plans for the future management of the unit to ensure that the venture can be adequately operated and managed without a requirement for an on site residential unit

I therefore consider that your proposals, in principle, would be acceptable, based upon the level of detail provided at this stage. Please be mindful of the fact that the above advice has been given on the basis of the level of information submitted as part of the pre-planning enquiry, which provides guidance on the general principle of development on the site.

I trust that you find the above observations of use and stress that they represent officer opinions only, at the time of writing, given without prejudice to the final determination of any application submitted.

Yours sincerely,



Diane Cafferty
Pre- Planning Advice Officer

Mr Steven Hartley
Swallow Barn
Hurst Lane
Rossendale
Lancashire.