

Building Appraisal

Agricultural Building off Lumb Lane, Cowling

Planning Application for extensions to
an existing Agricultural Building

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1 Introduction

- 1.1 The Land is situated off Lumb Lane, near Cowling in the Craven District where the applicant has an existing agricultural building. This planning application is for extensions to the agricultural building at the site.
- 1.2 This report intends to provide background information on the applicant's farming system and justify the need for extensions to the existing agricultural building to serve the applicant's farming business.
- 1.3 In addition this report seeks to explain in detail the location, layout and design of the extensions to the agricultural building and consider the development against the relevant national and local planning policies and Part 6 Class A of the Town and Country Planning (General Permitted Development (Order) (Amendment)) 2018.

2 Current Farming System

2.1 The Farmland

2.1.1 The farm extends to around 44 acres, split into two approximately blocks. The land at Summerhouse, Lumb Lane where the intended extensions to the agricultural building is sited is owned by the applicant. The land is shown on the submitted Drawing P2066/FP.

2.1.2 The land is all grassland ideal for the existing sheep enterprise. There are some productive meadow land which is conserved to make hay for winter fodder for the ewes, with the rest of the land being upland pasture grazing land.

2.2 Sheep Flock

2.2.1 The applicant has established a sheep flock of 52 Cheviot breeding ewes. Approximately 20 home-bred Cheviot-Mule hogs will be kept as replacements, and there are also two rams. The applicant currently breeds Cheviot-Mules, which they will keep on as breeding ewes to produce a desirable fat lamb. The male mule lambs will also be sold at Auction as fat lambs.

2.3 Farm Buildings

2.3.1 In 2010, the applicant obtained planning permission and erected a general-purpose agricultural building at the site (Planning Reference 22/2010/10597).

3 The Building

3.1 Requirement

3.1.1 The existing agricultural building onsite is used for the storage of equipment and farm machinery. There is not sufficient space or adequate ventilation for the accommodation of the volume of hay that the applicant needs to store for feeding to the sheep flock over winter.

3.2 Benefits of the Building

3.2.1 The Welfare of Farmed Animals (England) Regulations 2000 (S.I. 2000 No. 1870) states that *“the owners and keepers of animals shall take all reasonable steps to ensure the welfare of the animals under their care and to ensure that the animals are not caused any unnecessary pain, suffering or injury.”*

3.2.2 To reflect this fundamental requirement the Farm Animal Welfare Council developed a framework known as the ‘Five Freedoms’ which sets out the basic principles of good animal husbandry and diligent stockmanship:

3.2.3 **The Five Freedoms**

1 Freedom from hunger and thirst

- by ready access to fresh water and diet to maintain full health and vigour;

2 Freedom from discomfort

- by providing an appropriate environment including shelter and a comfortable resting area;

3 Freedom from pain, injury or disease

- by prevention or rapid diagnosis and treatment;

4 Freedom to express normal behaviour

- by providing sufficient space, proper facilities and company of the animals' own kind;

5 Freedom from fear and distress

- by ensuring conditions and treatment which avoid mental suffering.

3.2.4 Freedom 1 (freedom from hunger and thirst) and Freedom 3 (freedom from pain, injury or disease) are relevant to this proposal, as the quality of the preserved hay will be greatly affected by the conditions in which it is stored.

3.2.5 Hay cannot be wrapped in plastic and stored outside like the silage. Hay needs to be stored indoors to protect it from wet weather and vermin and preserve its quality. If hay gets wet or dirty from being stored in the incorrect conditions, then it can quickly deteriorate which is an unnecessary waste of resources and money and even be dangerous to the welfare of the sheep. Incorrectly stored forage can go mouldy which can then go on to cause Listeriosis in sheep, which in pregnancy (the time of year you would normally supplementarily feed in-lamb-ewes with conserved forage) is a life-threatening illness. Listeriosis caused by eating improperly preserved hay can cause abortion of the lamb in utero, or death of the ewe. The proper conservation of forage is thereby directly

linked to Freedoms 1 and 2. The proposed building is therefore required for the dry storage of hay.

3.2.6 As the applicant's farming business is growing, they are investing in more farm machinery including tractors, hay making equipment and livestock trailers which cannot all be stored in the existing farm building. In order to reduce damage from the elements and retain value, it is paramount that the equipment is stored indoors for protection from the weather and for security reasons. The proposed building extensions are therefore also required for the dry and secure storage of farm machinery and equipment.

3.3 Siting

3.3.1 The proposed building extensions are to be sited adjoining the existing building, on the most level part of the yard, as shown on Drawing P2066/004. They are parallel to the existing building and the field boundaries and are as close as is practicably possible. Doors will allow access into the buildings. There is an existing level yard area to the north of the building which will be extended to allow safe entry and egress to the building with farm machinery.

3.4 Design & Construction

3.4.1 The design and dimensions have been informed by the needs of the enterprise and available site. The construction materials are those normally found on modern agricultural buildings that are robust and practical. This includes concrete panels, timber Yorkshire boarding and roof sheets to match the existing building. Internally the buildings will have an open layout, which will allow the storage of agricultural machinery and storage of hay as required. Please refer to Drawing P2066/002 submitted with the application for further details.

4 Planning Policy

4.1 National Planning Policy Framework (2018)

4.1.1 The National Planning Policy Framework (NPPF) has a general presumption in favour of sustainable development.

4.1.2 Paragraph 83 supports economic growth in rural areas and supports the sustainable growth and expansion of all types of rural business, including through well designed new buildings, in order to promote the development and diversification of agricultural and rural businesses.

4.2 Craven Local Plan (2019)

4.2.1 The farm is located within the Craven District and as such the proposal has been assessed against the relevant Local Plan policies. Policy EC3 relates to the Rural Economy:

“Craven’s rural economy will be supported, so that it may grow and diversify in a sustainable way to provide long term economic, environmental and social benefits for local communities. This will be achieved in the following ways:

d) Enabling farm, forestry and other land-based businesses to build the new and replacement buildings and infrastructure they need to function efficiently, including dwellings where they are fully justified on functional and financial grounds;”

4.2.2 It is considered that this Statement has set out the full justification for the proposed extensions and demonstrated its requirement for animal welfare and to allow the farm business to continue to operate and grow efficiently.

4.3 General Permitted Development Order (2018)

4.3.1 The proposal is applied for under Prior Notification as it is considered that it complies with Part 6 Class A of the Town and Country Planning (General Permitted Development (Order) (Amendment)) 2018, as follows:

- a) The site is not a separate unit of less than 1 hectare;
- b) No development has been carried out under Class Q on the holding;
- c) It does not involve any works to a dwelling;
- d) It does not involve any works that are not required for agriculture;
- e) The building measures less than 1000m²;
- f) The site is not within 3 Km of an aerodrome;
- g) The building does not exceed 12 metres in height;
- h) The building is more than 25 metres from a classified road;
- i) The building is not for the accommodation of livestock;
- j) The proposal is not connected to fish farming;
- k) The proposal is not connected to any biomass boiler or anaerobic digester scheme.

4.3.2 The proposal is for the erection of a building on an agricultural unit of more than 5 hectares and is reasonably necessary for the purposes of agricultural on that unit. It is therefore considered that the application complies with the requirements of the GPDO 2018.

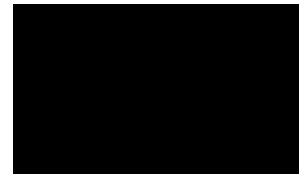
5 Conclusion

- 5.1 It is concluded that there is a need for extensions to the existing farm building to serve the Land off Lumb Lane, Cowling.
- 5.2 It is considered that the proposed agricultural buildings meet the requirements of both national and local planning policies and the general permitted development order.

6 Disclaimer

- 6.1 This report has been prepared for the applicant for the purposes of supporting a planning application to the Local Planning Authority for extensions to an existing agricultural building. Details on the farming system have been supplied by the applicant.

Date..... March 2021



Signed.....

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