



**A REQUEST AS TO WHETHER PRIOR APPROVAL IS REQUIRED IN RESPECT OF THE ERECTION OF AN AGRICULTURAL STORAGE BUILDING at LOWER MICKLEHURST FARM, ROSSENDALE AVENUE, BURNLEY LANCASHIRE, BB11 5PZ**

**THE PLANNING STATEMENT (INCORPORATING A DESIGN AND ACCESS STATEMENT).**

17.01.2022

Client: Mr and Mrs Riley, Lower Micklehurst Farm, Rossendale Avenue, Burnley, Lancashire, BB11 5PZ



## 1. Instructions

- 1.1. MacMarshalls are instructed on behalf of Mr and Mrs Riley herein referred to as the applicants, to submit a request for prior approval for the erection of an agricultural storage building on Lower Micklehurst Farm.
- 1.2. This report has been prepared on behalf of the applicant by Robert Mackenzie BSc (Hons) MRICS FAAV. Robert is a qualified member of the Royal Institute of Chartered Surveyors (Rural) an RICS registered valuer and a Fellow of the Central Association of Agricultural Valuers. During his time as a Rural Chartered Surveyor (7 years) Robert has submitted a substantial number of rural planning applications to local authorities as well as providing agricultural reports for others. Having grown up on a mixed beef and sheep hill farm in East Lancashire, Robert has gained experience in all aspects of agriculture and rural business.
- 1.3. This planning statement incorporating a design and access statement accompanies a submission to Burnley Borough Council for prior approval for the erection of the agricultural storage building.
- 1.4. The Applicant is the freehold owner of the property having purchased it recently, the applicant has been brought up on farms in East Lancashire and now resides with his partner and their young family at Lower Micklehurst Farm.
- 1.5. The applicant now wishes to start farming the land more profitably having been let out for a number of years, he has all the farming equipment required and is in the process of moving it up to the farm. Unfortunately, there are no existing buildings on site, hence the requirement for one to ensure that the land can be farmed properly. The land extends to some 17.5 ha (43 acres) however the applicant also farms an adjoining holding which will be farmed in conjunction with his own.
- 1.6. The majority of the land is classified as being grade 4 on the Agricultural Land Classification maps which designates the land as: *Land with severe limitations which significantly restrict the range of crops or level of yields. It is mainly suited to grass with occasional arable crops (for example cereals and forage crops) the yields of which are variable*



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- 1.7. The land is utilised in for hay and silage production which is stored on site, however, the applicant does not have any suitable farm buildings for his tractors and machinery. The existing stone barn is laid out as stables and there are no other buildings on site, therefore the need for a new building is clear.
- 1.8. The applicants are now seeking a multi purpose building on site for both hay, straw, fertiliser and feed as well as machinery having recently purchased the farm he is desperate to provide the undercover storage his business needs. There are no existing buildings on site which could facilitate this hence the requirement for the new building. The machinery is stored on his parents property and in various locations, open to the elements and adverse weather conditions, leading to increased depreciation on the expensive farming equipment. The applicant also risks his machinery risks being stolen as the applicant is unable to lock the machinery away.
- 1.9. The new building will provide undercover storage which will be used for the storage of crops produced from the land, without the storage facilities for the produce in the coming year, the applicants will be forced to sell the bales at harvest straight from the field. This will have a negative impact on the farming enterprise and profitability in these difficult times. Furthermore, the new building will be used to house the applicant's machinery which is currently stored outside on the farm and at other farms locally.
- 1.10. The application will be determined on:
- Siting
  - Design
  - Location
  - Appearance

The applicant has considered this very carefully, the design and appearance of the proposed building is in keeping with the local area, the applicant has provided screening to further mitigate the impact. The Location and siting have been chosen as they are near the existing yard utilising the hardstanding but far enough away from the listed building (Farmhouse and barn) but in a position which will not impact the farming operation by utilising too much of the land.



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## 2.0 The Proposal

- 2.1 The proposal is for the erection of an agricultural building at Lower Micklehurst Farm, Rossendale Avenue, Burnley, Lancashire, BB11 5PZ which will then become the 'hub' of his business. Please refer to the site plan for further information, showing the proposed building edged red.
- 2.2 The proposal will be used for the under-cover, weatherproof storage of the applicant's produce and agricultural machinery, which at present there are no such adequate storage facilities on site to accommodate everything.

The applicant currently has the following machinery:

- Tractor
- Excavator
- Mower
- Tedder
- Rake
- Bailer
- Wrapper
- Grass management equipment (Chain Harrows/roller)
- Spring tines
- Various loader attachments
- Various farm trailers

- 2.3 The proposed building has been specifically designed for agricultural purposes, being the storage of agricultural machinery, vehicles and bales. Furthermore, the applicants intend to re introduce sheep and cattle onto the land in the future, which they have successfully reared and bred for a number of years. The agricultural business focuses on hay/haylege production which is fed to livestock and sold, there is a



clear established business on site which has been built up slowly over the past few years. The building is required to house the applicants machinery which he uses to farm this and surrounding land.

2.4 The proposed building, as shown in the Proposed Elevations, has the following dimensions;

Length: 27.43m

Width: 12.19m

Eaves Height: 4.87m

Ridge Height: 6.50m

2.5 The proposed building has a Gross External Area of 334.37m<sup>2</sup> which is less than the 1000m<sup>2</sup> permitted under the 2018 amendments of the Town and Country Planning (General Permitted Development Order) 2015 (GPDO). The proposal utilises 33% of the allowable space under the rights, significantly below the 1000m<sup>2</sup> allowance.

2.6 The Proposed Building is also under the maximum height limit permitted by the GPDO, being 12m, the overall height is 6.50m.

2.7 The building will be of galvanized steel portal frame construction, clad to all elevations in box profile sheeting (Juniper green) with a 2m high (internal) concrete panel base for security. The roof will be fibre cement with roof lights to allow natural light into the building. The Southern elevation will have 1 x roller shutter door and a personnel door. For more information on the building, please refer to the attached elevation drawings. The building will not be used to house livestock or slurry.

2.8 The proposed height of the development will allow the farming enterprise to store all farm machines, vehicles, equipment and bales.

2.9 The proposed location for the development has been considered in depth by the Applicant, the chosen proposed location, as illustrated on the site Plan, which shows the building on the edge of the existing curtilage of the farm. The location has the benefit of natural screening from trees and mature hedges, however, the applicant also intends to plant a new hedge around the boundary. The juniper green sheeting



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will soften the buildings impact and ensure it blends in with its surroundings. The existing access can be used with very little adaptation as it has been used for agricultural purposes for generations with double gates leading straight onto the highway, a minor B road.

2.9 The Applicant considered other locations for the proposed development, however discounted them for the following reasons;

1. Location of the proposed Site in relation to existing yard, providing ease of access and avoiding inefficiencies within the farming business.
2. The topography of the proposed site is relatively flat, none of the other proposed locations are flat and therefore would require significant excavation prior to construction.
3. The location of the yard in relation to the rest of the holding, the proposed location is central to the rest of the holding and provides ease of access to the building and yard.

2.10 A great deal of thought has gone into deciding the proposed location of the agricultural building. Alternative locations would result in a greater impact resulting from the proposed development. The siting, design, appearance and scale are appropriate given the land holding.



### 3.0 Conformity with the GPDO

3.1 The following table highlights how the proposed development conforms with the criteria of the GPDO;

<b>Criteria</b>	<b>Conformity</b>
The carrying out on agricultural land comprised in an agricultural unit of 5 hectares or more in area of— (a) works for the erection, extension or alteration of a building; (b) any excavation or engineering operations, which are reasonably necessary for the purposes of agriculture within that unit.	<p>The agricultural unit comprises 17.17 HA (43 Acres) of agricultural land at Lower Micklehurst Farm, Rossendale Avenue, Burnley, Lancashire, BB11 5PZ</p> <p>The unit forms part of a far larger unit however for the purposes of the application the application meets the criteria of the GPDO.</p> <p>The applicants far in a significant way in the locality which has been discussed with the planning officer previously.</p>
A.1 (a)	The parcel of land is not less than 1 hectare and is not a separate land parcel.
A.1 (b)	No Class Q or S development has been carried out within the last 10 years. Class Q (A) was granted but never implemented.
A.1 (c)	No erection, extension or alteration of a dwelling is proposed.
A.1 (d)	The proposed building is designed similarly to agricultural buildings that can be found in the locality and all over Lancashire. It uses materials building materials commonly used in the construction of



	modern agricultural buildings.
A.1 (e)	The ground area of the proposed agricultural building is 334m <sup>2</sup> and is therefore within the 1,000m <sup>2</sup> under Class A, Schedule 2, Part 6 of the General Permitted Development Order.
A.1 (f)	The proposal is not within 3 kilometres of the perimeter of an aerodrome.
A.1 (g)	The proposal is not within 3 kilometres of the perimeter of an aerodrome.
A.1 (g)	The height of the proposed building does not exceed 12m, the overall height is 6.50m
A.1 (h)	The proposed building is not within 25m of a metalled part of a truck road or classified road.
A.1 (i)	The proposed building is not going to be used in conjunction with the housing of livestock. The building will be used for the storage of machinery and hay/crops produced from the land.
A.1 (j)	The proposed building is not connected with fish farming.
A.1 (k)	The proposed building is not for storing fuel for or waste from a biomass boiler or anaerobic digestion system.





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## 4.0 CONCLUSION

- 4.1 It has been demonstrated that a need exists for an agricultural building to fulfil the applicant's agricultural operational need. The operational need is to provide secure storage for agricultural machinery, feed and feedstuffs.
- 4.2 The agricultural building has been designed to be sympathetic to its surroundings and in keeping with the surrounding area. The proposal is of a design and scale that is in keeping with the rural setting and character of the local rural area.
- 4.3 The scale of the proposed building is that which is required for the holding and no more, this will mean the applicant is able to dry store his produce and machinery which is currently being stored outside.
- 4.4 The appearance of the building is typical to other modern farm buildings seen around Lancashire and in the North West of England.
- 4.5 The design of the building is open plan meaning the space can be utilised at different times of the year for different purposes.
- 4.6 The siting of the barn has been chosen as the most appropriate location as the natural screening, location on the holding and the topography mean that the development will be simplified.
- 4.7 Accordingly, the application satisfies policy and guidance relevant to determine this application and it therefore should be determined that prior approval is not required.
- 4.8 Signature:



23rd May 2022

**Produced by: Robert J Mackenzie BSc (Hons) MRICS FAAV**

**Checked and overseen by Sophie Marshall BSc (Hons) PGDipSurv MRTPI MRICS FAAV**

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NB: This report has been prepared on behalf of the applicants and all the details on the farming system have been supplied by the Applicant and not the Agent.