



# IAN HARVEY FABRICATIONS LIMITED

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**SUPPORTING STATEMENT  
RELATING TO THE ERECTION OF A GENERAL PURPOSE BUILDING AT  
GREENSTILE, CLERKS BANK, IPSTONES, STAFFORDSHIRE, ST10 2LQ  
On Behalf of Mr C and Mrs M McGinn  
May 2015**

**1. SITE ANALYSIS & BUILDING NEED**

Greenstile's is a small holding located on the edge of the village of Ipstones. The traditional buildings have been converted into holiday units. The applicants own 24 acres. Of this, 8 acres is located immediately around Greenstile, 3 acres off Church Lane and 13 acres off Belmont Road.

The applicants run a successful holiday business providing accommodation for tourist visiting the Staffordshire Moorlands. To develop a niche in the market, they intend to offer stabling to guests allowing them to bring their horse(s) for riding holidays. The rural location which good connections to bridle routes complements this planned niche.

The applicant also owns their own four horses which graze the land. They intend once the building is complete to have a small sheep flock which will aid good land management. In addition, the building will provide space to store fodder and bedding, machinery and general storage for land management.

At present they have no buildings available at their small holding for use as the traditional buildings have been converted into the holiday unit.

Following discussions with the District Council, the planning officer initially raised concerns regarding the size of the building and requested a reduction in size. The applicants have given this further consideration and are prepared to reduce the size of the building by one bay.

## **2. DESIGN PRINCIPLES**

### **2.1. SCALE**

The proposal is considered a moderate sized building to meet the required internal space requirement.

Considering the site and the applicants requirements, it is appropriate to have a single building which provides all of the space required under one roof. The height of the building allows ease of access for tractors and an suitable height for stacking fodder. In addition, the internal stables will have adequate ventilation and not be pushed into the roof space.

The proposed internal floorspace has been reduced from 220m<sup>2</sup> to 165m<sup>2</sup>. The use of the space is illustrated on the included floorplan with further detail given below.

### **2.2. USE**

The building will be used for following-

- ✓ Internal stabling area (55m<sup>2</sup>)- three stables (each 11ft x 11ft), room for corn and tack storage (7ft x 11ft) and an internal passage (4ft wide). This is in accordance with the British Horse Society guidance relating to internal stable sizing.
- ✓ Fodder and Straw storage area (55m<sup>2</sup>)- to house small baled hay which is made from the land and straw which is purchased. This cubic area will provide storage for approximately 500 bales of hay and straw which is used over the winter period.  
The Agricultural Budgeting and Costing Book 72<sup>nd</sup> Edition calculates that per tonne of hay, a cubic area of 6-7m<sup>2</sup> is required per 20 bales. This equates to the approximate cubic area (165m<sup>2</sup>) of this fodder storage area within the building. This does not allow for the storage requirement of shavings and bedding which is required in addition to this.
- ✓ Machinery storage area (55m<sup>2</sup>)- to store their two tractors, pasture topper and secure storage for fencing equipment, maintenance and other farm equipment.  
This requirement can be broken down as follows –
  - Storage for two tractors (each 6m x 3m) allowing ease of access
  - Pasture topper (7m<sup>2</sup>)
  - Fencing and maintenance equipment (10m<sup>2</sup>)
  - Sundries (2m<sup>2</sup>)

Considering the above requirement, the internal floor space will be fully utilised.

### **2.3. SITING AND LANDSCAPING**

The proposed building is located next to the access to Greenstile's with the existing boundary dry stone wall retained along the roadside.

## **3. ACCESS**

The existing farm access is acceptable for this proposal.