

## **CONSTRUCTION OF AN AGRICULTURAL STORAGE BUILDING**

### **LAND AT THE OLD VICARAGE, HOLLINGTON ROAD, CROXDEN, STAFFORDSHIRE, ST14 5JQ**

#### **PLANNING STATEMENT**

##### **1) The Applicant**

This is a re-submitted application by Colin Shed of The Old Vicarage, Hollington Road, Croxden, ST14 5JQ.

The previous application SMD/2015/0017 was withdrawn on 10<sup>th</sup> April 2015 in order for the application to provide additional information.

The Old Vicarage, including the land and the house, consists of 25 acres.

The surrounding land is used for approximately 20-30 grazing cattle and haymaking.

##### **2) The Application**

The application is for permission to construct a general purpose agricultural building.

##### **3) The Proposal**

The proposal is for the construction of an agricultural storage building at Land at the Old Vicarage which would be 18.3m x 9.2m and 4.6m to the top of the eaves.

The pitch of the roof is 15° and the height to the top of the ridge will be approximately 5.8m with fully closed ridge and barge boards at the gable ends.

##### **4) Justification**

The land at Hollington Road is currently let under an Agricultural Business Tenancy to Mr David Wilson.

Mr Wilson runs a herd of approximately 60 pedigree Hereford Suckler cows.

The herd is therefore expanding annually.

The heifers are retained to increase his breeding stock and the bulls are reared and finished.

The business is operated over 70 acres of rented land. The majority of this land is located within the Hollington and Cheadle Area as follows:-.

|            |          |                            |
|------------|----------|----------------------------|
| Hollington | 21 acres | owned by the Applicant     |
| Hollington | 16 acres |                            |
| Rocester   | 32 acres |                            |
| Cheadle    | 49 acres | existing machinery storage |
| Stramshall | 17 acres |                            |
| Fole       | 35 acres |                            |

The land is rented under a combination of grazing licences and Farm Business Tenancy Agreements.

Mr Wilson also operates an agricultural contracting and fencing business “David Wilson Fencing Ltd”. This business has expanded rapidly over the past few years to the extent that it has outgrown the current storage facilities based in Cheadle.

Mr Wilson is looking for additional storage facilities to house both the hay and fodder for the suckler herd and the machinery for contracting business.

David Wilson Fencing Ltd currently operates, with 3 members of staff, the following:-

5 tractors  
2 hedge cutters  
1 mower  
1 tractor  
1 rake  
1 bailer  
1 RTV  
1 JCB digger  
2 loading shovels  
2 trailers plus additional ancillary equipment.

In order to free operational space within the existing rented workshop, further storage is required.

The majority of the land rented by Mr Wilson is situated on the Hollington Road at the Applicants, and neighbouring land, as is conveniently located close to Hollington.

Additional storage at this location is therefore a practical solution to the needs of the business.

Additionally, there is no further storage or operating facilities available at the existing location and the landlord has expressed concerns over the continued expansion of the business and the amount of machinery stored on site.

Enquiries have been made to all of the landowners and none have been able to offer additional storage facilities.

Alternative facilities located conveniently for both the suckler and contracting business are therefore required.

With respect to the storage of fodder and hay making on the applicant's site this will yield approximately 200 bales of hay each summer which are stored for winter use.

Using approximately 50% of the space of the proposed barn would provide sufficient storage for the 120 bales. The bales are approximately 5ft high to 5ft round.

It is intended that the summer haymaking and silaging machinery would be permanently stored here with at least 50% of the space than used for hay bales.

An Application could be made in the name of the tenant however as the Applicant is the landowner, he would prefer to make the Application in his name.

## **5) National Planning Policy**

The NPPF actively encourages the development of a prosperous rural economy and provides at paragraph 28:-

*28. 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*

## **6) Location**

The building proposed would be to the south of Hollington Road.

## **7) Appearance**

### *Walls*

To be clad to floor level with 0.5mm thick 'plastisol' coated steel sheets 'Slate Blue' in colour (BS18B29). Installed on approach are two roller shutter doors and a single personnel door and window to one end of the building.

### *Roof*

To be clad in factory coloured 'Slate Blue' fibre cement sheets with roof lights incorporated.

**8) Access**

Access to the building would be via the existing access of Hollington Road.

The proposed building will not affect any road networks or public footpaths.

**9) Inclusive Access**

The proposal has been designed to facilitate fully inclusive access.

Provision will be made within the building for persons of limited mobility.

**10) Ecology**

The proposed building will not require any hedgerows or trees to be removed, nor will any wildlife be affected.

**11) Drainage**

The surface water will be directed via PVC gutters set with 100mm falls each side the building into downpipes at the corner of the building and will be disposed of via drains and piped into soakaways to be constructed to local authority approval.

**12) Photographs**

This is a photograph of the proposed building.



### **13) Conclusion**

The building is designed as a traditional agricultural general purpose building and built in materials specifically supplied for this type of building with colours as specified to blend in with the surroundings.

The existing parcel of land this building will be constructed is vacant land (with the exception of the recently permitted photovoltaic array – application ref: SMD/2014/0593) and within the boundaries of the Applicants own land.

**September, 2015**