PP-05505536

REASONED STATEMENT AND DESIGN AND ACCESS STATEMENT ERECTION OF A FARMER WORKERS DWELLING FOR MR G.W. BRASSINGTON AT LITTLE GREENHEAD FARM KINGSLEY MOOR STOKE ON TRENT ST10 2EL

Introduction

This application refers to a Planning Permission granted under SMD/2014/0473. The Permission for this runs out in 2017 Mr Brassington has not commenced any work on the dwelling.
He has, since the planning permission was given,re thought his plans for the future of the farm and how the business can be both Agriculturally and financially sound in the future. To this end Prior Notification for a new building was given under DET/2016/0045. This new building will be used for storage, at the moment, in the future it is hoped that will also be used for the farm's Milking Parlour as per the Design and Access Statement for the building dated August 2016.

Location

The Location of the dwelling which was granted by SMD/2014/0473 is now not a suitable location owing to the fact it will be very difficult for vehicles to enter and turn without inconvenience.
Mr Brassing would like to move the location of the dwelling aprox 17metres to the North and West of current agreed site to space that is available.. This is shown on the Site plan. It will involve the demolition of 2 wooden buildings which are in a state of dilapidation. The whole siting will be much better . The dwelling and the garden will take up a piece of land which is an eyesore.Photograph attached which shows this land.
The location plan shows the land close to the farm of which Mr Brassington has recently acquired totaling 10. 41Ha. This now makes a total of some 51 ha which is farmed by Mr Brassington.
This makes the need for this dwelling more important than ever.

Materials and Appearance

The proposed dwelling will be of similar construction to the dwelling agreed under SMD/2014/0473 the materials will be the same as stated on the Application Form. There will be a landscaping scheme put forward for agreement by SMDC.

Access

Access to the dwelling will be from Broad Oak Lane as shown on the site plan.

The need for a Farm Workers dwelling at this farm has been approved. This application is to re-site this dwelling thus making the access to the building agreed by DET/2016/0045 easily accessible.

Mr Brassington is a farmer who has a vision as to how he can build up his business in the future. All of this takes into consideration The National Planning framework of March 2012. Agriculture is at the heart of the document Paragraphs' 17 and 28 show support for Rural Industries which includes.
The re-siting of the dwelling will allow the farm to adapt to the new and changing markets.. particularly in the light of DET/2016/0045

October 2016