

PLANNING, DESIGN AND ACCESS STATEMENT

FOR THE PROPOSED GARAGE AND STORAGE BUILDING

**AT
THE BARN,
LEY FIELDS FARM,
THORNCLIFFE BANK,
THORNCLIFFE,
LEEK
ST13 7LP**

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November 2016

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1. INTRODUCTION

- 1.1 This report has been produced by Philip Plant of Mid West Planning Ltd and is based on the guidelines as set out in the CABE publication: 'Design and Access Statements: How to write, read and use them' 2006.
- 1.2 Philip Plant holds a Bachelor of Science with Honours Degree in Rural Enterprise and Land Management and is a member of the Royal Institution of Chartered Surveyors.
- 1.3 Philip Plant is a Director of Mid West Planning Limited and is a former employee of ADAS and Acorus Rural Property Services. Philip Plant held the position of Senior Consultant for over eight years during which time he provided rural planning advice to both applicants and Local Planning Authorities including Shropshire Council, Stafford Borough Council and Warwick District Council. Phil Plant is now Managing Director of Mid West Planning Ltd and specialises in all aspects of rural planning.
- 1.4 This report and planning application have been prepared following the instruction of Mr Tom Hancock, The Barn, Ley Fields Farm, Thorncliffe, Staffordshire, ST13 7LP.
- 1.5 The proposal is the erection of a domestic garage and store, to garage domestic vehicles, and to store the equipment used to maintain the grounds by the applicant.

Location of Site and Background Information

- 1.6 The application site is situated on the northern outskirts of the village of Thorncliffe. Thorncliffe is about 4km north east of the centre of Leek town. Mr Hancock and his brother live at the farmstead in separate dwellings. Mr Tom Hancock also owns the land to the north and west of the farmstead.



Plate One: Photo showing The Barn, Ley Fields Barn looking east from the highway.

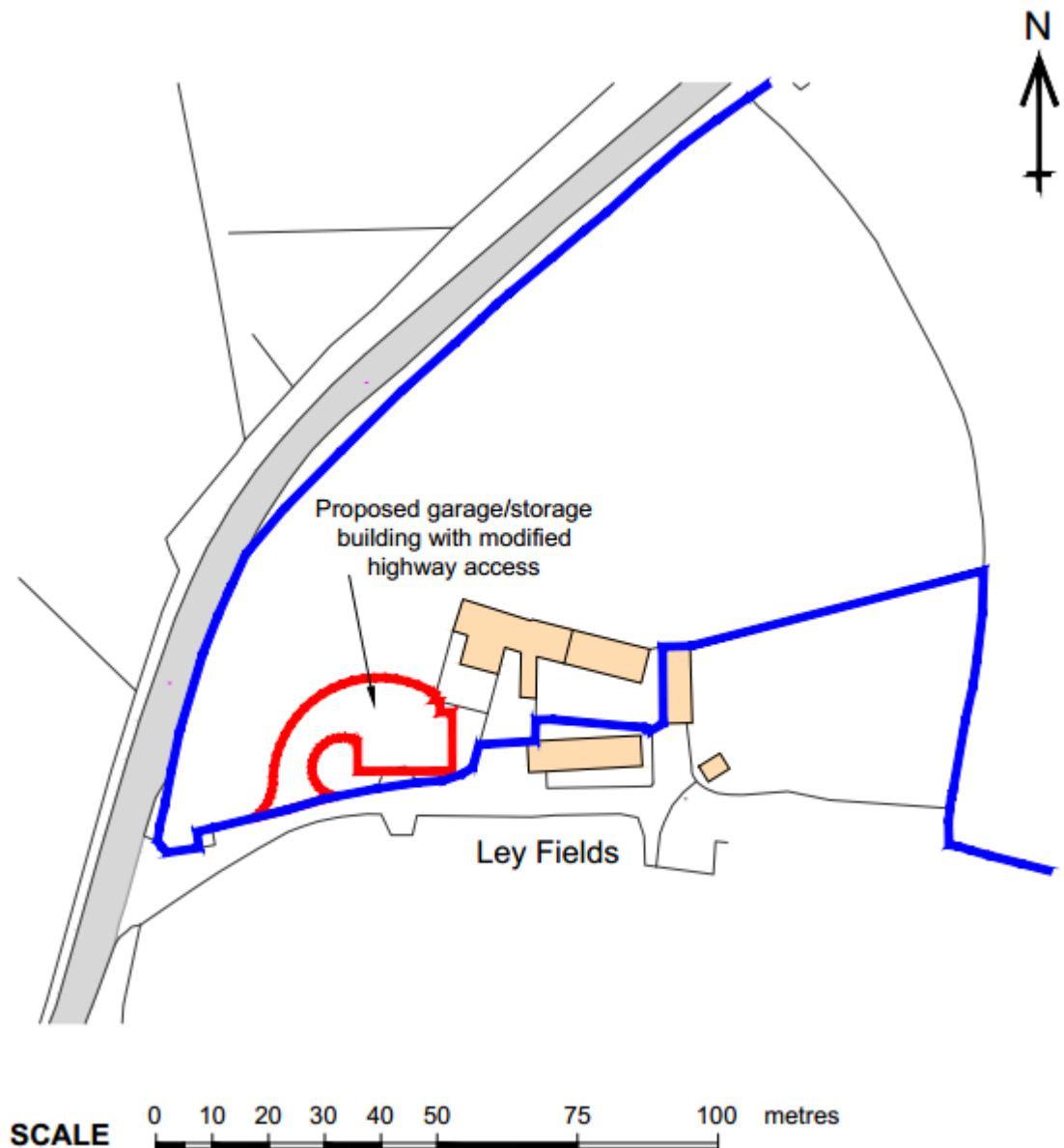


Figure One: Location Plan Extract.

2.0 Use

- 2.1 The Barn at Ley Fields farm is a residential dwelling occupied by the applicant and his family. Planning permission was given for the conversion of agricultural buildings to a single dwelling in 2007.

The Proposed Development

- 2.2 The proposal is to erect an oak framed garage/storage building, to the south of the dwelling house with access driveway. The building will be clad in horizontally fixed natural larch cladding with Staffordshire blue tiled roof to match the dwelling and adjacent buildings. The purpose of erecting the garage/store building is to park the owner's cars and to store garden maintenance equipment under cover and general domestic storage above.

3. AMOUNT & SCALE

- 3.1 The proposed oak framed garage and storage building will have a footprint of approximately 132 square metres.
- 3.2 The maximum height will be 5.8 metres to the main ridge.

4.0 LAYOUT

- 4.1 Plan reference PL02 R1 Ley Fields A4 Site Plan shows the position of the proposed building and access driveway. The proposed garage will be easily accessed from the existing highway access that connects the road to the barn and adjacent farmhouse.

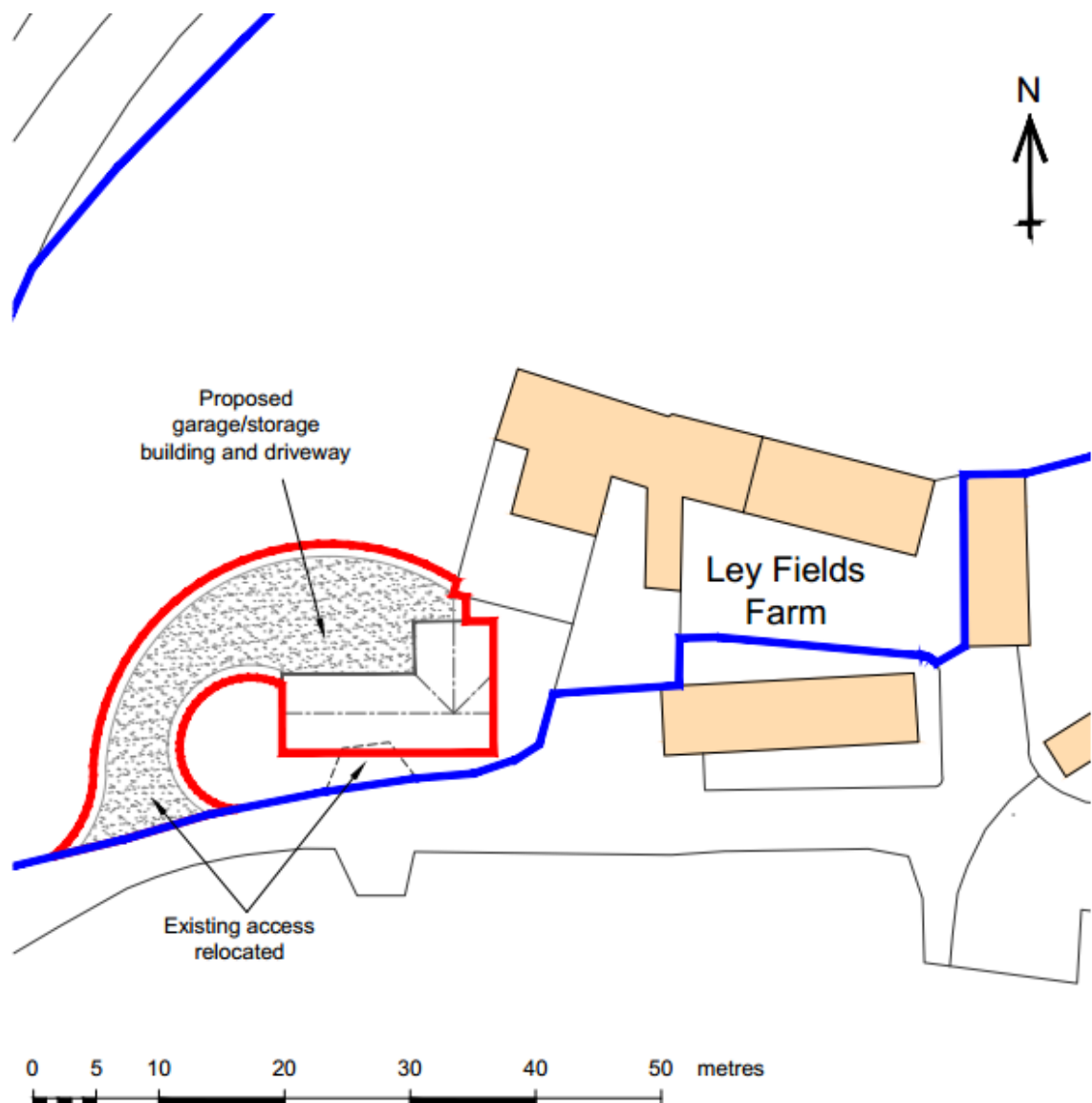


Figure Two: Site Plan showing general arrangement.

5. LANDSCAPING

- 5.1 It is considered that the erection of the garage/storage building will not lead to unacceptable visual impact or impact on the landscape character because of its very close proximity, and assimilation with the existing buildings.
- 5.2 A landscaping scheme has not been submitted as part of the planning application because the Staffordshire Moorlands, in this location is characterised by open moorland, which surrounds the application site, therefore the intention is to retain as much of the open grassland as possible.

6. APPEARANCE

- 6.1 The proposed building will be constructed from green oak timber framing with natural larch cladding under a Staffordshire blue clay tiled roof to match the existing dwelling and adjacent farmhouse. There will be stone coursing around the base of the garage as shown in Figures one below, to match the existing dwelling house.
- 6.2 The larch wood cladding will be left to fade to a silver/grey finish which will complement the existing stonework on site.

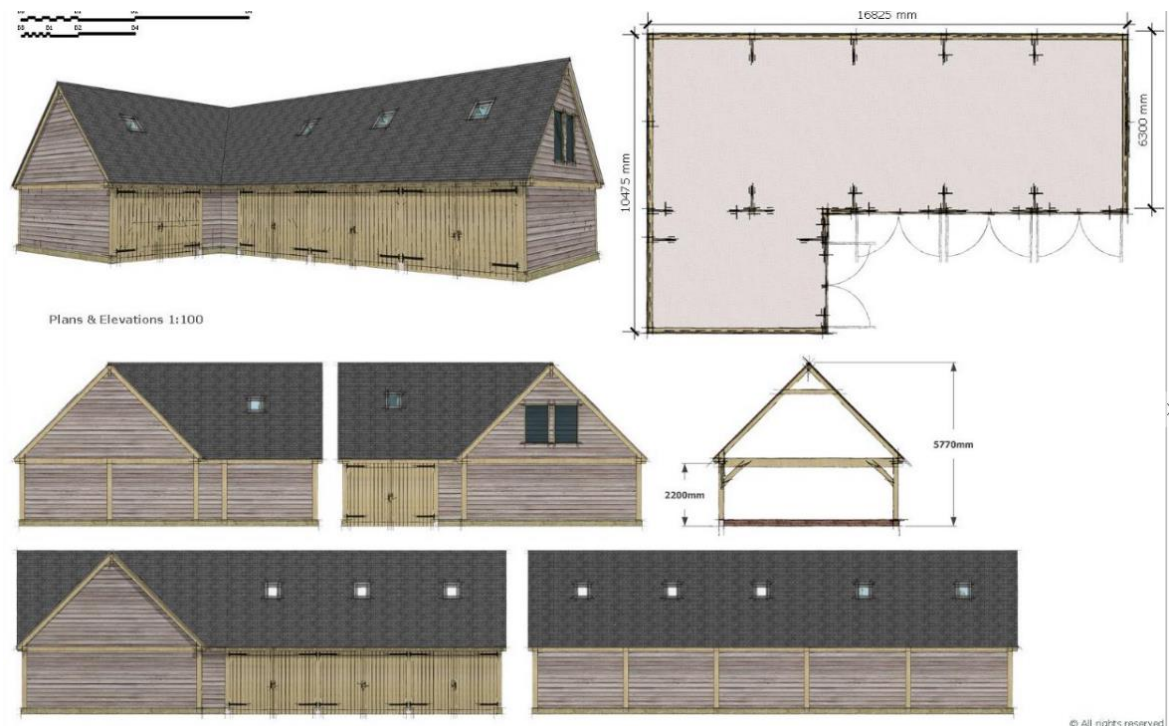


Figure Three: Plans and Elevations to show the general layout and appearance



Plate Two: A photographic example of a 'weathered' oak garage, this time with reclaimed slate roofing materials.

7. ACCESS & PARKING PROVISION

- 7.1 The proposal includes access from the existing driveway from the highway to the farmyard, to the front elevation of the proposed garage as shown in the site plan. Access will be constructed from local stone on a permeable surface.
- 7.2 The site has a history of vehicle movements through the use of the site for access to the residential dwellings and farmland.
- 7.3 The proposals will not result in additional traffic generation, or change to the layout of the access arrangements from the highway, and therefore the proposals would not adversely affect highway safety.

8. PLANNING POLICY CONSIDERATIONS

National Planning Policy Context

- 8.1 The National Planning Policy Framework (NPPF) was introduced in March 2012 to streamline planning policy at the national level. At the heart of the NPPF is the presumption in favour of sustainable development – the “golden thread” running through the plan making a decision making process. The pursuit of sustainable development includes seeking improvements in the quality of the built environment, natural and historic environment through the gains obtained through the planning system.
- 8.2 The NPPF, at paragraph 56. states *"The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people".*

Local Planning Policy Context

Spatial Objectives

- 8.3 SO8. To promote local distinctiveness by means of good design and the conservation, Protection and enhancement of historic, environmental and cultural assets throughout the District.
- 8.4 SO9. To protect and improve the character and distinctiveness of the countryside and its landscape, biodiversity and geological resources.
- 8.5 DC1 – Design Considerations
All development shall be well designed and reinforce local distinctiveness by positively contributing to and complementing the special character and heritage of the area in line with the Council’s Design SPD.
- 8.6 DC3 – Landscape and Settlement Setting
The Council will protect and, where possible, enhance local landscape and the setting of settlements in the Staffordshire Moorlands
- 8.7 R1 – Rural Diversification
All development in the rural areas outside the development boundaries of the towns and villages will be assessed according to the extent to which it enhances the character, appearance and biodiversity of the countryside, promotes the sustainable diversification of the rural economy, facilitates economic activity, meets a rural community need and sustains the historic environment.
- 8.8 R2 – Rural Housing
Extensions to existing dwellings provided they are appropriate in scale and design and do not have a detrimental impact on the existing dwelling and the character of the rural area.

Response to Planning Policies

- 8.9 The proposal is put forward with the aim to provide a garage and storage facility for the applicant. The proposal adheres with paragraph 56 of the NPPF in its sustainable design. The designer Oakwrights Ltd mix traditional carpentry techniques with precision engineering to ensure efficient use of sustainably sourced timber.
- 8.10 The proposal benefits from good design and the use of quality materials to enhance the local architectural style. The design of the proposed building and use of materials are in keeping with agrarian architecture and do not compromise local distinctiveness. The proposed garage/store will have a gable ended pitched roof to blend with the adjacent buildings. Building materials have also been chosen to match and enhance the existing use of materials on site where possible.
- 8.11 The proposal is mindful of the local plan policies in the Staffordshire Moorlands Adopted Core Strategy, March 2014, building materials have been chosen to match the existing materials found in the adjacent farmhouse and buildings. The timber chosen will weather to a grey/silver finish which will blend in with the local stone and landscape. Staffordshire Blue clay tiles and local stone will also be used to complement the existing farmhouse and barns. Plate two depicts a “weathered” building which is built using a green oak frame and softwood cladding, which has resulted in colours that will complement the existing stonework on site and in the locality.
- 8.12 The timber framed garage would be supported by policies R1 and R2 in that the garage would help meet the needs of the rural inhabitants by providing garaging and storage space for the applicant. The benefit of this building on the landscape and setting of the listed building is that the applicant’s cars can be garaged and the

domestic paraphernalia associated with the dwelling and gardens can be stored under cover and out of sight which will have a very positive benefit visually, and on the landscape and setting of the Listed Building. The garage will remain subservient to, and ancillary to the use of the main dwelling and attached barns.

- 8.13 By choosing building materials that complement the adjacent and surrounding buildings the proposal seeks to be as unobtrusive as possible in the landscape and enhance the local landscape and setting of the rural buildings at Ley Fields Farm.

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