Agricultural Statement

For Mr M Pointon at Upper Dales, Dunwood Lane, Longsdon, ST9 9AP

Introduction

This application follows on from the refusal of DET/2016/0059 on 23rd November 2016. The agricultural unit that forms the basis of this application consist of 6.8Ha in area and its function is the production of haylage and grazing of animals. The business currently has a flock of approximately 40 sheep, but this can rise to over 100 in springtime.

There are no other agricultural buildings associated with this agricultural unit and it has become apparent that there is now a requirement for a building to store feed for animals that graze on the agricultural unit and for the machinery required to maintain the land for agricultural purposes.

Justification

The Town and Country Planning (General Permitted Development) (England) Order 2015 (Part 6 Class B) states that the test for agricultural and forestry development is generally what is "reasonably necessary for the purposes of agriculture within the unit". It has already been stated that there are no other buildings available on the unit and that there is a need to store feed and implements / machinery.

Below is a list of machinery and implements that would be stored in the building:

- Tractor
- Conventional Bailer
- Round Bailer
- Round Bail Wrapper
- Mower
- Elevator
- Hedge Cutter
- Trailer
- Various Hand tools

When considering the location of this building the applicant requires the building to be located on this field, so that it is central to the agricultural unit and can be monitored for security purposes. The proposal would also be able to utilise the existing field access that has been previously approved by the Council. The land in Longsdon could not be easily supervised by the applicant and the overall security of the building would be compromised. In addition the land to the west of Upper Dales Manor itself is not suitable for the construction or location of an agricultural building due to its topography.

Conclusion

Having regard to the above, it is concluded that the building addresses the needs of the agricultural business by supporting the existing enterprise operating from the agricultural unit and would help to secure its long term viability. The development is sited in the best location from an operational perspective and makes good use of the existing access to the field. The siting of the building has been amended and the scale of the building has been reduced, in order to reduce its overall impact.