PLANNING STATEMENT

TO ACCOMPANY

FULL PLANNING APPLICATION

FOR

A RECENTLY CONSTRUCTED LOOSE HOUSING UNIT FOR LIVESTOCK

ON BEHALF OF

S & S BRAIN
PAYNSLEY HALL FARM, CRESSWELL

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1. Introduction

This statement accompanies a retrospective planning application for a loose housing cattle shed; a replacement building that the applicants were unaware required prior notification.

2. Planning History

The new building replaces a former traditional cart shed of similar floor area which had been adapted for livestock housing. However, the structure of the preceding building did not meet modern animal welfare standards and the narrow openings of the bays impeded the efficient use of machinery to clean the building, renew bedding and feed the livestock.

Construction of the new building began in September this year and was completed in October.

3. Agricultural Background

Paynsley Hall Farm is a family run livestock farm, 520 acres/210 hectares in extent of largely improved grassland. It is both a dairy and a beef enterprise with the combined herds numbering 400 animals.

The new building is now being used as winter shelter for suckler cows and their calves, which will shortly be marketed prior to next year's calving in February. Photo 1)

4. The Building and Its Site

Being a replacement, the new building is sited at the heart of the farmstead, being grouped amongst other buildings of similar construction and materials, several being much larger. (Photo 2)

It is southerly facing and takes access from the existing yard area. It lies to the rear of the principal farm house from which it is screened by a belt of evergreen trees.

The building has a floor area of 288 sq. metres and a ridge height of 7.7 metres. It is constructed with a steel frame clad with vertical Yorkshire boarding and a concrete panelled base, resistant to damage by machinery and livestock. The roofing is profiled metal sheeting, containing roof lights and has ridge line vents and lighting. It is open fronted providing good machine access and necessary ventilation for livestock.

In terms of size and material, it sits comfortably amongst its neighbours, with whom it shares the modern vernacular of agricultural building design. (Photos 3 & 4)

5. Conclusion

This replacement building is necessary and clearly designed for its agricultural purpose and we judge that its siting, access and materials would have been acceptable had the prior notification procedure been followed.

We therefore ask the L.P.A. to now please grant planning permission.

Michael Sutcliffe & Associates
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