Visualise
189 Heath Road
Sandbach Heath
Sandbach
Cheshire
CW11 2LE

Phone: 01270 763838
Email: enquiries@visualiseuk.com
Website: www.visualiseuk.com

06 June 2018

Molehouse Barn
Crowborough Road,
Lask Edge
Staffordshire ST13 8QR

D & A supporting statement for a new agricultural barn Molehouse Barn Crowborough Road Lask Edge Staffordshire ST13 8QR Applicant Mr. Andrew Beardmore.

The Site and Background

This agricultural unit (Holding Number 37/064/0685) was formed following permission in December 2012 for the conversion to domestic use of the redundant agricultural building, the interior of which had been subject to modifications so as to accommodate fish tanks.

The impressive conversion of this building is being undertaken directly by the applicant, as funds have become available, this has understandably proved a very protracted exercise. Nevertheless throughout this this conversion project the applicant has continued to farm the approximate 13 acres, (5.26 ha please see attached plan) which essentially comprises the holding. Naturally enough, the agricultural activity has had to fit around the applicant's employment and the conversion work. Despite these demands, the applicant has throughout this period maintained, minimum livestock nos. of between 4-6 cattle. The majority of the land has been grass, harvested for haylige by Adam Kimberley an agricultural contractor.

The conversion of the former agricultural building has progressed to reach a fairly advanced stage now allowing occupancy of the building, although there remains significant further conversion work to be completed. Consequently however more effort can now be directed toward expanding the agricultural activities, particularly for home reared stock. This application reflects that further developing of agricultural activity.

The existing barn shelter is a tired steel frame of dubious structural integrity, which comprises the remains of an original barn with dimensions 17m X 5m x 5m with eaves of some 3.6m (Please see attached photographs). This assemblage includes an innovative vertical use of what appear as old railway lines and a variety of other materials topped with rusting corrugated metal sheets.

This shelter has housed livestock during winter, especially to facilitate TB testing. In consequence the side not facing the house and ends of the structure have been draped with HGV trailer sheets so as to afford protection from the elements. This together with an HGV van body, used primarily for furniture storage during the conversion works, comprises the existing shelter.

The proposal

The proposal is to remove this assemblage, which is only some 1.5m from the house from the house and replace it with a new purpose designed open fronted barn, relocated further from the house but positioned within the stack yard as indicated on the site plan.

The proposed new barn would have a 10sq m larger footprint with a modest height to ridge of 4.5 m slightly lower than the existing structure. This new barn is a traditionally styled open fronted agricultural building with structural integrity and features green cladding to the west facing elevation and the end elevations. The construction of this barn offers huge operational improvements for agricultural working. This new building will readily accommodate the variance in quantities of feed storage, livestock occupancy, machinery etc. which inevitably occur, throughout the year.

This repositioning of the barn has additional and distinct benefits not the least being the considerable tidying of the site, giving much improved access and appearance to the stack-yard. The proposed re-siting of the barn will also immensely improve living conditions within the house by allowing in so much more natural light, consequently reducing dependency and energy consumption required for artificial lighting.

In summary

The removal of this existing structure will produce immediate aesthetic benefits, which will be evident from relevant public vantage points. This new barn is a traditional open fronted multi-purpose agricultural storage unit, which by its presence will enhance the immediate area off Crowborough Road. Although its proposed location does not result in undue prominence, as there are larger enclosed barn buildings on neighbouring properties to the north and south of the proposed position for this new barn. The proposed siting of this new barn offers significant access improvements for the agricultural operations over the existing layout. Further there are the additional improvements to the quality of accommodation and the wider aesthetic benefits, which will result from the construction of this far more appropriate building. I commend the application as worthy of support.

David Lloyd-Griffiths




KUBOTA





