DESIGN AND ACCESS STATEMENT

In respect of a

PLANNING APPLICATION FOR AGRICULTURAL DEVELOPMENT

Comprising a Proposed Agricultural Building for storage of Farm Machinery, Vehicles & Fodder.

On Land
off Tenford Lane,
Gorsty Hill,
Tean,
Stoke-on-Trent,
Staffs.
ST10 4EL

For

Mr. K. Warrington

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1.0 INTRODUCTION

1.1 This document is in support of a full planning application for a portal frame agricultural building which is located on land off Tenford Lane, Gorsty Hill, Tean, Stoke-on-Trent, Staffordshire. ST10 4EL

1.2 The proposed building is a new agricultural building, which will be used for the storage of farm machinery, farm vehicles and fodder.

2.0 USES

2.1 The Applicant farms several parcels of land in addition to the application site. He owns approximately 0.80 Hectares of land at his home in ***, approximately 2.40 Hectares of land at Tenford Lane, Tean and approximately 0.40 Hectares in Hollington.

2.2 This gives him a total of approximately 4.50 Hectares of agricultural land in total.

2.3 The building is required to house farm machinery, farm vehicles and fodder.

2.4 All the land is laid to grass and used for grazing.

2.5 The proposed use of the building is purely agricultural.

2.6 The building will help to consolidate all machinery, vehicles, and fodder in a single location in a secure location.

3.0 DESIGN

3.1 As will be seen from the plan, the building will be located approximately 65 metres away from Tenford Lane B5053 road between Upper Tean and Hollington.

3.2 The Applicant has carried out his own assessment and sited the building at a significant distance from the carriageway, so as not to cause any significant disturbance to the existing environment.

3.3 The building will be of portal framed construction. The building will be approximately 15.30 metres long, 12.35 metres wide, and 3.85 metres to the eaves with a 20-degree roof pitch.

3.4 The walls will be of prestressed concrete panels to a height of 1 metre with green colour coated profiled sheeting above these to the roof levels. The roof will be of factory coated coloured fibre cement sheeting with translucent sheeting as shown on the plan. Along each side of the building will be 150mm diameter half round UPVC gutters complete with 100mm diameter black PVC rainwater piping to terminate at ground level with a shoe. The North East gable elevation will incorporate a pair of sliding doors to suit an opening 4800mm wide x 3300mm high. Doors to be steel framed and cladded externally in sheeting to match wall sheeting. There will be a personnel access door on the North West side elevation, and this will be steel faced for security. We feel these materials will blend into the existing landscape without having an adverse effect.

3.5 The floor area will be of an open plan type design to allow for flexible.

3.6 The applicant is happy to carry out any landscaping scheme specified by the Planning Authority to protect the amenities of the site and the area. Any trees planted will be fenced from livestock and will be protected by either spiral-type rabbit guards with canes or Netlon mesh-type guards including canes. A circle of 1 metre around the base of each tree shall be kept weed free for a period of at least 2 years. Any trees that die, become seriously damaged or diseased will be replaced by trees of similar size, unless there is reason to believe that the original species chosen was unsuitable for the site, in which case an alternative appropriate species will be used. All planting would be carried out in the first planting season following the construction of the building. Trees will be provided in accordance with BS 3936 and planting to be in accordance with BS 4428.

4.0 ACCESS

4.1 No additional access onto Tenford Lane is proposed as the existing access will be used.

4.2 It is considered that any consultation with the highway authority will not be necessary.

4.3 The building will be accessed from an existing stoned track from the existing access down to the building.

5.0 JUSTIFICATION

5.1 This report demonstrates the clear need for the proposed building. It provides effective husbandry, security and protection from the weather which is necessary. The building is positioned to minimise any visual impact.