Design and Access for the Proposed Agricultural Building at Lane End Farm, Bradnop

Introduction

This application is for the erection of a new steel-framed agricultural building for the purpose of storing machinery, hay and straw at Lane End Farm, Bradnop. The family run farm is owned by the applicants and encompasses an area of 38.1ha of farmland.

Proposed Use

The applicant proposes to construct an agricultural building designed to provide a centralised and easy-to-access general-purpose storage facility for farm implements, machinery, hay and straw associated with the applicant's farming business and the upkeep of associated agricultural land.

The proposed building is part of an ongoing re-organisation of the farm infrastructure and will allow existing farm buildings to be utilised more efficiently for housing livestock.

Design

The proposed building is designed with machinery access in mind, using 6.1m bays to allow 2 pieces of equipment to be stored in each bay. The building measures 24.384 m long in four equal bays by 10.668m wide across two bays. The building is 3.66m high to eaves level on the open side and has a roof pitch of 15 degrees, resulting in a height to ridge of 5.145m.

Materials

The roof area will be clad in natural colour fibre cement sheeting. Vertical cladding will consist of pressure treated timber gapped boarding to the side, and dark green plastisol cladding to both end elevations. The timber gapped boarding is in keeping with existing buildings on the farm, and the plastisol cladding will provide a more modern finish than an all fibre cement appearance. Below the cladding will be 2m high concrete wall panels, as shown on the general arrangement drawing. Rainwater will be collected via black PVC gutters and downpipes and diverted to an existing sustainable drainage system.

Location & Access

The location of the proposed building is chosen by the applicant as it adjoins an existing yard with close proximity to other buildings. The building is set back 2.5m from the current wall to ensure adequate space to turn machinery into the shed.

Access arrangements onto the premises from the public highway are not affected by the proposed development. No additional access routes will be required to gain entry to the building and there will be no increase in traffic to the farm.