SUPPORTING STATEMENT

PROPOSED AGRICULTURAL BUILDING
LAND SOUTH WEST OF THE RICKARD, RUE HILL, CALDON LOWE, STOKE ON TRENT, STAFFORDSHIRE
ST10 3HD

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1. Introduction

1.1. This Planning Statement has been prepared by Aida McManus on behalf of our clients DW & P HULME (the `applicants`). I hold an Honours degree in law, a Master's degree in Town Planning, an Enforcement Certificate from Cambridge University and am a Member of the Royal Town Planning Institute (MRTPI) and National Association of Planning Enforcement (NAPE). I am the Managing Director of AM Planning Consultants Limited, and have over 20 years' experience in planning, within both local authorities and in private practice.

1.2. This application is submitted under Prior Notification for the prior approval of the siting, design and external appearance of the proposed agricultural building following the LPA's determination of planning reference DET/2020/0020 dated 16th June 2020 due to the topography of the site.

1.3. The applicants have discussed the location of the proposed agricultural building with the owners of The Rickyard to agree the positioning of the building and additional landscaping which will be provided on their site to mitigate the impact of the building.

2. The Business

2.1. DW & P Hulme have been farming the land in excess of 40 years and operates on the basis of ethical and sustainable farming principals. They operate on over 103.5 hectares of farm land in Staffordshire breeding cattle and other livestock.

3. Proposed Development

3.1. The proposed building is for use as a general agricultural machinery and equipment store. The building walls would be timber clad and roof will be constructed of anthracite grey sheet metal. The roof will be pitched.

3.2. The agricultural building will have four bays and measure 12.6 m long, 7.5m wide, and 4.0m to ridge height. The total floor area will be 94.5m^2.

4. Site Location

4.1. The proposed application site is located to the south of the A52 between Calton Moor and Caldon Lowe to the south west of The Rickyard. Views of the proposed building would be screen by The Rickyards from the east and the building would be sited on lower ground level of the field to mitigate views

from the west, which would also be screen by the landscape planting at The Rickyard that fronts the A52.

4.2. Further to the south are two agricultural buildings which roof tops can be seen in the distance from this location, along with the quarry which lies to the south and is screened by a tree belt.

4.3. The Google image 1. below shows the approximate location of the proposed agricultural building.



Image 1. Approximate location of approved and proposed agricultural building.

5. Planning Considerations

5.1. Under the prior approval procedure as set out in paragraph A2 (2) of Part 6, Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) development is permitted provided it satisfies the criteria set out at A.1.

5.2. Such development is permitted subject to the conditions in paragraph A.2.

5.3. The proposed agricultural building satisfies the criteria in paragraph A.1. having regard to the following:

- The agricultural unit is more than 5 hectares
- The parcel of land where the building will be located is not less than 1 hectare in area.
- The proposal does not consist of , or include the erection, extension or alteration of a dwelling.
- The building is designed for agricultral purposes
- The ground area which would be covered is less than 1000sq m
- The height of the building does not exceed12m.
- The building is more than 25m away from the road
- The building is more than 400m from the curtilage of a protected building and it is not on article 1(6) land.
- The building is more than 3km away from the nearest aerodrome.

6. Agricultural Need

6.1. The agricultural holding comprises of 103.5 hectares of agricultural land.

6.2. The applicants have farmed the land for over 40 years.

6.3. The building will be used for general agricultural purposes in connection with machinery and equipment for use on the land, and is necessary due to security reasons to reduce potential crime and ensure that the farm is operated in the most efficient and effective manner to improve its sustainability.

6.4. The potential traffic movements to and from the site will be reduced to avoid the moving of machinery and equipment on and off the site.

7.0. Conclusion

7.1 The proposed location of the agricultural building is required as part of the existing agricultural use of the farm and is essential to the operations of the established agricultural business.

7.2. Therefore, it is requested that approval be granted for the agricultural building in support of this rural business in accordance with the NPPF and Local Plan policies.