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Stockwell Street
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Planning Application Number: SMD:2018/0166

History
Landers Bank Farm is an established working farm. It comprises of 60 acres if mature pastureland, an on-site farmhouse and a range of barns, outbuildings and sheds. Since the 1930's it has been tenanted by the Hughes family and worked by successive father and son teams.

Currently the land is used for grazing suckler cows and followers.

In 2016, the third generation tenant took the opportunity to purchase the farm with the intention of both revitalising and creating a sustainable enterprise, appropriate for the 21st century.

Proposal
This application is to replace the existing farmhouse, structurally unsound and unoccupied, with two dwellings. One a family farmhouse for Mr Hughes' daughter, son-in-law and two grandsons and an adjacent bungalow for Mr and Mrs Hughes.

The two families would then be able to farm together on-site. The benefits would include animal welfare (providing essential twenty-four-hour supervision of breeding cattle), security and the sustainability of a farming business, sharing knowledge, expertise and labour on-site.

Site Assessment:
Landers Bank Farm lies in an essentially rural location next to Wetley Moor Common, a site of special scientific interest. Surrounding properties comprise farms and small holdings in this open countryside situation.

Design:
The design would be appropriate for its greenbelt location, in keeping with surrounding properties and built with a low carbon footprint. The new dwellings would be of traditional brick and tile construction. The site would be professionally landscaped with planting and lawned areas to create visually attractive plots. On a 60 acre site this amount of building will have no adverse impact on the surroundings or environment.

Layout:
The new dwellings would be sited adjacent to the farmyard for practical reasons and on the site of a semi-derelict existing barn which will be demolished along with other small sheds in this locality. The site would be cleared of these surplus buildings and replaced with the two new dwellings.

Access:
Access to the farm is direct from Eaves Lane, the dwellings would be reached from the farm drive and yard.

After an understandable lack of investment from the previous landlords this is an opportunity to not only improve its visual impact, but provide sustainable homes and jobs in the Staffordshire Moorlands.