



Updated Planning Statement

Lambs Wood Farm
Godley Lane
Dilhorne
ST10 2PF

Chandler Watson Consultancy

April 2021

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This Planning Statement is submitted to support this prior approval application for the proposed erection of a steel portal framed agricultural building for the storage of hay/straw and implements pursuant to the provisions contained within Class A Part 6 of the Town and Country Planning (General Permitted Development) Order 2015 as amended.

At Lambs Wood Farm, Godley Lane, Dilhorne, ST10 2PF

For Mr R Challinor (The 'Applicant')

INTRODUCTION

Lambs Wood Farm is an agricultural holding situated in the village of Dilhorne and has been established following the erection of an agricultural workers dwelling following approval of application SMD/2017/0075. Mr R Challinor runs his own intensive sheep enterprise, which has grown significantly in recent years to reach a flock number of approximately 520 breeding ewes. The applicant intends to achieve his original aim of 600 sheep by the end of 2021.

Proposal

The 114.5 acres of land owned by Mr R Challinor is used for a mixture of sheep grazing and fodder making. The applicant makes approximately 100 large bales of straw and 100 round bales of hay per annum to provide for the nutrition and bedding needs of his own flock at Lambs Wood Farm. In addition, the development and expansion of his business has involved investment in farm implements in order to achieve these outputs.

Therefore, this presents a need to provide covered storage for the hay and straw bales and also to ensure that all implements are kept in excellent condition. The agricultural building proposed will provide enough storage space to accommodate further expansion of the business going forward, meaning that increased space will be available for more than 200 bales and to allow for the purchase of more equipment.

Please see site photographs at **Appendix 1**.

SCALE

The proposed development comprises a steel portal framed storage building. The building will measure 30.48m (100 ft) long by 11.58m (38 ft) wide and a ridge height of 4.23m (14ft).

Therefore, the total floor area of the building would amount to approximately 352.96m². Please refer to the accompanying proposed plans for further detail.

DESIGN

The building will be of steel portal framed construction with pre-cast concrete panels and Yorkshire Board cladding to the western and southern elevations. The concrete panelling to the southern elevation is already existing and currently acting as a retaining wall to the applicant's garden amenity area. Red facing brick with Yorkshire board cladding is proposed to the eastern elevation, which would allow the building to aesthetically blend in with the adjoining garden wall to Lambs Wood Farm. The northern elevation of the building would remain open to allow machinery to pass in and out with bales. Please refer to the submitted proposed elevations for further detail and measurements of materials.

The roof would be sheeted in Factory coloured Slate grey fibre cement sheets, to match the existing roofing of the adjacent agricultural buildings. The sheets will be laid in accordance with the manufacturer's specification. Once the development is complete the whole building will have an alternate ventilating ridge and barge boards at the gable ends. GRP roof lights will be incorporated into the roof area.

Each side of the building would be fitted with a run of 6in HR PVC gutter, complete with the necessary 4in fall pipes.

It is therefore considered that the proposed scale, design and appearance of the building reflects that of other functional general purpose agricultural buildings on the site and elsewhere in the surrounding countryside. The proposed external materials are considered appropriate and sympathetic in the context of this site.

CLASS A PART 6 REQUIREMENTS

Class A of Part 6 within the GPDO 2015 (as amended) sets out the following criteria whereby development under this Permitted Development right is permitted/not permitted:

Development Permitted

A. The carrying out on agricultural land comprised in an agricultural unit of 5 hectares or more in area of—

(a) works for the erection, extension or alteration of a building; or

(b) any excavation or engineering operations,

which are reasonably necessary for the purposes of agriculture within that unit.

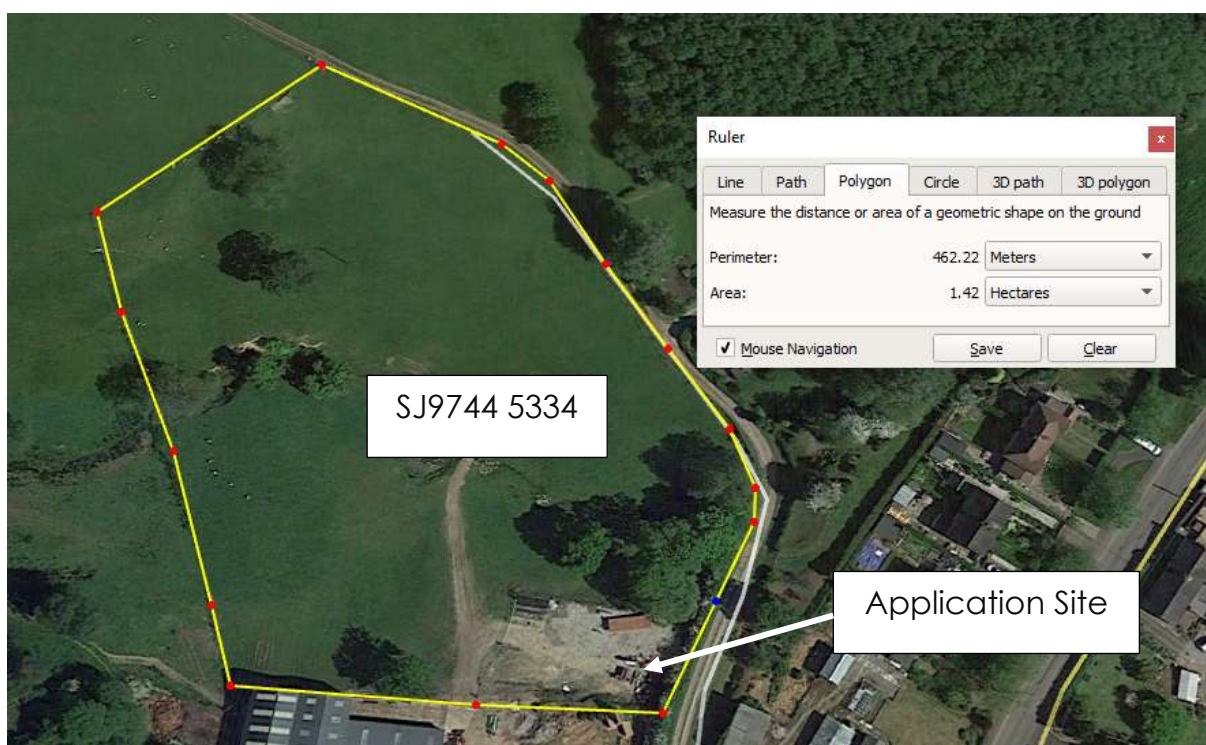
Development not permitted

The following section will demonstrate that the proposed development does not fall within any of the categories listed below whereby development will not be permitted.

A.1 Development is not permitted by Class A if—

(a) the development would be carried out on a separate parcel of land forming part of the unit which is less than 1 hectare in area;

- The development would be carried out on parcel SJ9744 5334, which extends to approximately 1.42 ha in area as shown in **Figure 1** below.



(b) it would consist of the erection or extension of any agricultural building on an established agricultural unit (as defined in paragraph X of Part 3 of this Schedule) where development under Class Q or S of Part 3 (changes of use) of this Schedule has been carried out within a period of 10 years ending with the date on which development under Class A(a) begins;

- No development under Class Q or S of Part 3 has been carried out on the site.

(c) it would consist of, or include, the erection, extension or alteration of a dwelling;

(d) it would involve the provision of a building, structure or works not designed for agricultural purposes;

- *The development does not make any alterations to a dwelling and its only use is for agricultural purposes*

(e) the ground area which would be covered by—

(i) any works or structure (other than a fence) for accommodating livestock or any plant or machinery arising from engineering operations; or

- *The development is intended for the storage of hay/straw, farm implements and other general purpose usage.*

(ii) any building erected or extended or altered by virtue of Class A,

would exceed 1,000 square metres, calculated as described in paragraph D.1(2)(a) of this Part;

For definition purposes, paragraph D.1(2)(a) describes the calculated as follows: “an area “calculated as described in paragraph D.1(2)(a)” comprises the ground area which would be covered by the proposed development, together with the ground area of any building (other than a dwelling), or any structure, works, plant, machinery, ponds or tanks within the same unit which are being provided or have been provided within the preceding 2 years and any part of which would be within 90 metres of the proposed development;”

- *There has been no development on the application site within the preceding 2 years other than the newly erected agricultural workers dwelling.*

(f) the height of any part of any building, structure or works within 3 kilometres of the perimeter of an aerodrome would exceed 3 metres;

(g) the height of any part of any building, structure or works not within 3 kilometres of the perimeter of an aerodrome would exceed 12 metres;

- *The building is not within 3 kilometres of the perimeter of an aerodrome.*

(h) any part of the development would be within 25 metres of a metalled part of a trunk road or classified road;

- *The development is not within 25 metres of a metalled part of a trunk or classified road.*

(i) it would consist of, or include, the erection or construction of, or the carrying out of any works to, a building, structure or an excavation used or to be used for the accommodation of livestock or for the storage of slurry or sewage sludge where the building, structure or excavation is, or would be, within 400 metres of the curtilage of a protected building;

- *The building is to be used for general purpose storage*

(j)it would involve excavations or engineering operations on or over article 2(4) land which are connected with fish farming; or

(k)any building for storing fuel for or waste from a biomass boiler or an anaerobic digestion system—

(i)would be used for storing waste not produced by that boiler or system or for storing fuel not produced on land within the unit; or

(ii)is or would be within 400 metres of the curtilage of a protected building.

- *The building would not be connected with fish farming or storage of fuel/waste from a biomass boiler or an anaerobic digestion system.*

Following appraisal of the above requirements, it has been clearly demonstrated that the proposed development complies with the regulations set out within Class A of Part 6 GPDO 2015 (as amended). Therefore, it can be concluded that the building is reasonably necessary for the purposes of agriculture given the needs of the agricultural enterprise.

LANDSCAPING

The proposed development does not involve any resultant impacts to any existing trees and there will be no significant changes to the existing landscape of the site or its vicinity. This is currently semi-natural and comprises agricultural fields used for sheep farming bound by mature hedgerows.

It is considered that the building will be hidden from public view from the main road known as Godley Lane due to the natural topography of the land. However, it will be visible to those utilising the private access track adjacent to the application. In this case, the proposed building will benefit from being seen within the context of the existing farm complex and will not appear out of place in this agricultural context. It is best practice to locate new farm buildings as close as possible to existing buildings in order to reduce any potentially harmful impact upon the character and appearance of the countryside (previously contained in PPG7 Annex E). In this case, the chosen site complies with this best practice. It can be concluded that the siting of the proposal is acceptable in terms of the impact on the character of the countryside.

ACCESS

The building will be accessed directly off the private right of way track which leads off from Godley Lane into the applicants own field parcels. No access improvements will be required in order to facilitate the proposed development.

CONCLUSION

In conclusion, taking into account this Design & Access statement and associated supporting documents, it is considered that the proposed development satisfies the requirements laid out in Class A of Part 6 within the GPDO 2015 (as amended). Therefore, the building is reasonably necessary for the purposes of agriculture and the Applicant respectfully seeks approval for this development.

APRIL 2021 - PRIOR APPROVAL – DESIGN, SITING AND EXTERNAL APPEARANCE

Following the decision notice issued for application ref DET/2020/0062, the officer made the following comments regarding the design, siting and external appearance of the proposed development:

"There is easy vehicular access to the area where the proposed agricultural building would be located. The access road leads from Godley Lane, past the new agricultural workers dwelling and towards the hard-core building area. This is a logical building area as it is close to the applicant's own dwelling and the main farmyard cluster of buildings. The lower land level (compared to that of the dwellinghouse) means that any views of the building from surrounding locations (including the Godley Lane fronting dwellings) will be seen in the context and backdrop of the existing farmstead, including the new dwelling. Whilst the proposed building site is at the edge of the farm complex, it does not encroach into the fields beyond and there is no intent to raise any of the land to the north to meet with the current hardstanding land level. Whilst there are no character and appearance or access issues relating to the proposed siting, it is noted that the site forms part of a high-risk coal-mining area. It is for this reason that more information is needed about the suitability of the site prior to the erection of any building on the identified piece of land.

There are no objections to the design or external appearance of the building. The shape, dimensions and building materials are all typical of modern-day agricultural buildings, of which many examples can be found throughout the Staffordshire Moorlands. It is noted that the proposed 352 square metres footprint is well below the allowances within Part 6.

The application appears to comply with much of the Part 6 allowances including acceptability of agricultural need, design, and external appearance. However, there is some question about the proposed siting of the building because of the high-risk coal development area designation. Obtaining more information about the suitability of the site for the proposed development is crucial before the siting can be formally accepted, therefore it is concluded that Prior approval is required to allow for submission of the coal mining related details."

Following this request for further information, we have supplied Coal Authority Mapping information to the Local Authority for clarification regarding if the proposed application site is located within a 'high-risk coal development area designation'. The information submitted has also been provided with this re-submission application, together with any subsequent correspondence. Advice has also been sought from the Council regarding what level of detail is required from a Coal Mining Risk assessment in order for it to be determined if the siting of the building is acceptable or not.

Appendix 1 – Site Photographs



1. View looking to the south of the application site



2. View showing existing garden retaining wall which would be used to support the proposed development



3. View showing the private right of way access track which would serve the development



4. View from private right of way access track showing adjoining garden wall whereby the eastern gable end elevation will contain the same red facing brickwork to ensure suitable aesthetic blending within the landscape