

Ms Debbie Evans

SUPPORTING STATEMENT

STATEMENT IN SUPPORT OF AN APPLICATION FOR PRIOR NOTIFICATION OF AGRICULTURAL DEVELOPMENT - PROPOSED BARN BUILDING WITH ASSOCIATED HARDSTANDING AND NEW PRIVATEWAY ON LAND OFF BREACH ROAD, BROWN EDGE

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1: Introduction

- 1.1 Ms Debbie Evans, the landowner and the Applicant, runs an operational agricultural business over three parcels of land extending to more than 18 acres. The CPH Number for the site is 37/114/0185.
- 1.2 The agricultural business is relatively low key but does involve the use of all of the 18 acres for the production of haylage and the keeping of pedigree alpacas which are kept for their wool.
- 1.3 Moving the agricultural business forward, the Applicant wishes to erect a new barn with ancillary hardstanding and create an improved private way to facilitate the breeding and rearing of pedigree alpacas and to store some of the 120+ bales of haylage cropped from the land each year. The barn would also be used for the storing of agricultural machinery, including the Applicant's tractor.

2: Development Proposals

- 2.1 The Applicant proposes the erection of a wood panelled barn and the creation of a private way on agricultural land accessed off Breach Road, Brown Edge, as identified on the 'Site Location Plan'. The barn would be located midway along the eastern boundary of the middle parcel of agricultural land owned by the Applicant. This location means that it would be sheltered by the existing mature hedge that runs north – south in this location and largely hidden from public vantage points.
- 2.2 The proposed dimensions for the barn are the minimum considered to provide the necessary shelter for the agricultural business moving forward. The barn would be 17.5m by 10m by 3.4m at the ridge, and 2.3m to the eaves. The barn would have a pitched roof and have three metre wide doors along its northern and southern façade and sliding doors along its western facade to allow access for the tractor. The proposed barn will be essential for providing the necessary temporary shelter for rearing alpacas (in accordance with section D.1(3)(b) of Part 6 of the GPDO) and keeping feed and baled haylage dry. Images of the barn proposed to be erected on the site are contained in Appendix 1.
- 2.3 The roof would be constructed using dark grey corrugated GRP panels with roof lights as per the images contained in Appendix 1 and the barn would also have windows along each of the longer facades. These will provide sufficient natural light so as to not require any artificial internal lighting.
- 2.4 The barn will be linked to the public highway to the south along Breach Road using an existing agricultural field access via an improved private way to be created using recycled crushed aggregate. The route of the private way is indicated on the attached Site Plan. The existing access benefits from a 12 foot wide agricultural gate and the new private way would be the same width as this gated entrance and extend to around 200m running north from Breach Road to the location of the proposed new barn – as per the site plan. 30cm of topsoil would be removed from the route of the private way ahead of the recycled crushed aggregate being placed down, with the topsoil being spread over the adjoining fields – no material would be removed from the site.
- 2.5 The agricultural business also requires an area of hardstanding to enable a tractor to readily access the barn and load hay on to trailers for use on the landholding and for export to other nearby agricultural units. The proposed area of hardstanding wraps around the western and northern facades of the barn and extends to around 450m² and again will be made using recycled crushed aggregate. The elevations for the proposed barn are shown on the elevation plans submitted with this application. The hardstanding would be linked to the existing agricultural access off Breach Road to the south and run close to the hedgerow in this location.

3: Summary and Conclusions

- 3.1 This proposal is the for erection of a new agricultural barn, hardstanding and private way on agricultural land on land off Breach Road, Brown Edge. This application is made by an agricultural business that operates across an agricultural unit extending to around 18 acres, with the field in question being 7.7 acres.
- 3.2 The location proposed for the barn would provide natural shelter from cold easterly winds via the existing mature hedgerow that skirts the field's eastern boundary and would also reduce its visual impacts by tucking it away from most public vantage points.
- 3.3 It is considered that the details contained within this application regarding the scale and design of the proposed barn are sufficient so as not to require further information from the applicant and that the proposed hardstanding and private way are rightly to be considered as permitted development.

Appendix 1 – Images of Proposed Barn

