



**PLANNING STATEMENT IN RELATION TO A
FULL PLANNING APPLICATION FOR THE ERECTION OF AN AGRICULTURAL BUILDING**

AT

COATES COTTAGE FARM

PETHILLS LANE

WINKHILL

NR LEEK

ST13 7PQ

ON BEHALF OF

MR J BISHOP & MS J POTTER

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1.0 INTRODUCTION

- This Statement has been produced to support a Full Planning Application to Staffordshire Moorlands District Council to erect an agricultural building.
- The proposed building will be used to store fodder, machinery and equipment, as required in order to manage this agricultural holding.
- The proposed building has been sited immediately to the West of the existing group of buildings and farmstead.
- This Statement is accompanied by the following plans and survey –
 - ✓ Location Plan 001
 - ✓ Block Plan 002
 - ✓ Elevation, Roof and Floor Plans 003
 - ✓ Tree Survey
 - ✓ Existing Tree Plan
 - ✓ Proposed Tree Plan

2.0 BACKGROUND TO THE FARM BUSINESS

- The applicants operate an established small agricultural operation across their agricultural holding which extends to 10.43 acres (4.220 hectares). The extent of this agricultural land is outlined in blue on the Location Plan and is owned by the applicants.
- The land is managed with an environmentally sensitive approach, with no artificial fertilizers or sprays applied to the pastures and meadows. Mixed and rotational grazing of cattle and sheep is carried out on the pastures.
- The applicants are keen to include additional tree planting as part of this scheme as this will complement their work across the entire agricultural holding.
- A hay crop is produced annually from approximately 4 acres of meadows.

3.0 NEED FOR AN AGRICULTURAL BUILDING

- The applicants own a range of agricultural machinery, implements and equipment which are currently stored outside. This is creating problems in relation to the longevity, maintenance, and operational issues due to the machinery and implements being exposed to the elements and inclement weather.
- The following machinery is currently stored outside –
 - ✓ Tractor with front end loader
 - ✓ 2 x Tarrup Mowers
 - ✓ Hay Tedder
 - ✓ Small Baler
- In addition to the above, there is also a range of pasture maintenance and management equipment including fencing equipment, chainsaws and other associated equipment which needs to be stored securely.
- Based on the above machinery, implements and equipment, an area of approximately 104m² is required to store this equipment including an area to carry out maintenance and servicing work to the above.
- As theft is a particular issue in the locality, the applicants require a building to provide a secure storage area for the above equipment.
- The above meadows yield approximately 300-375 small bales of hay. A dry, covered storage area is required to store this produce. Allowing a small gap around the stack for ventilation and access, with the hay bales stacked to 3.5m high, a storage area of 53m² is required.

4.0 PROPOSED AGRICULTURAL BUILDING

4.1. Size and Use

- The proposed building provides an internal floor area of approximately 157m². This building is open internally however the proposed use of the internal space is shown on the included Floor Plan (14696-003).
- Of the above floor space, approximately 104m² will be used for machinery, implements and equipment storage and 53m² used for the storage of hay.
- The eaves height and pitch of the roof have been kept to a minimum with machinery access gained from the end gable to maintain a low eaves height.
- A rear access door is also required provided access to the building from the pasture behind.

4.2. Siting

- The site of the proposed building has been selected as this area is the least prominent location within the constraints of the farm ownership and has the benefit of existing screening around the site.
- The site proposed ensures that the proposed building is grouped as close as practically possible to the existing buildings and yard area whilst maintaining a suitable practical distance from the existing stone barn.

4.3. Existing Trees, Proposed Tree Planting and Visual Impact

- As identified in the Tree Survey, there are a number of Ash trees adjacent to the site which have succumb to Ash Die Back disease and will need to be removed. By removing these trees, this should improve the prospects for the retained Ash Tree.
- Additional planting is proposed to mitigate the loss of these specimens. Once established, the additional tree planting will reduce any distant views of the proposed building from Pethills Lane.
- The proposed building will be largely screened by the existing planting in the locality and due to the topography of the land, the building will sit below the existing farmstead to the South East.

- Juniper Green cladding is proposed and is considered the most appropriate colour taking into account that the building will be viewed against the existing vegetation and trees.

4.4. Design and Appearance

- The design and appearance of the proposed building is typical of a building of this type and use.
- Below the proposed cladding, concrete panels are proposed.
- Further design detail is included on the submitted plans.

5.0 CONCLUSION

- Coates Cottage Farm is a small established agricultural holding which is managed in an environmentally sensitive manner by the applicants.
- To continue to carry out this practice and to deal with existing operational and security issues, an agricultural building is required.
- The proposed building is not unduly prominent in the locality and the site is well screened from public views due to the topography of the land and existing planting.
- Further tree planting is proposed to mitigate the loss of the diseased ash trees and to compliment the existing wider environmental work carried out by the applicants on their agricultural holding.