

Lambing Shed & Hay Barn

Land South West of Daisybank, Boundary Road, Cheadle.

Planning Statement

This statement is to accompany a full planning application and should be read in conjunction with the following drawings:

- 5688 – 001 Rev A – Proposed Scheme
- 5688– 002 – Site Location Plans

0.1 INTRODUCTION

This document has been prepared on behalf of Mr C Elkin in support of a full planning application for the construction of a portal framed agricultural building for the purpose of sheep farming. Including Lambing and the storage of fodder.

0.2 SITE SETTING

The application site forms part of a larger farmstead known as Mount Pleasant Farm/Cheadle Rd, Stoke-on-Trent ST11 9AX. The parcel of land is for agricultural.

The site is located Southwest of Boundary Road, Cheadle with vehicle and pedestrian access gained directly from the main highway. The site is triangular, the narrowest point being the access, widening out to form part of a much larger site.

The Southern boundary to “Sweethill” consists of a raised embankment which I places is circa 2m high, this boundary will act as a great screen to the proposed building, in addition the embankment has a sporadic mixed hedgerow on top with will further enclose the proposed building. The West Boundary is currently open to field, but will have a post, rail, and sheep net fencing to contain the livestock, the Northern Boundary to “The Bungalow” consists of mainly a post and sheep net fence, with a number of buildings along the boundary which are closer to the highway, which again will screen the proposed building well.

0.3 USE

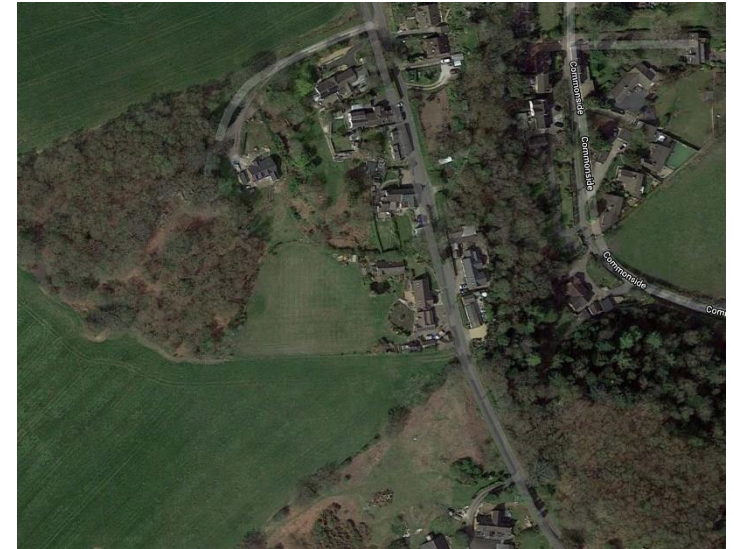
The application site and the proposed buildings within it are to be used for Agricultural purposes, namely the breeding and rearing of sheep, the neighbouring land within the application site will be used from the grazing of sheep.

0.4 AMOUNT

The application site measures 315 sqm.

The grazing land is circa 1.3 ha, with addition ground available if required

The building is 45 sqm.



0.5 SITING & SCALE

The application relates to the construction of a purpose-built agricultural building which is suitable for the breeding of livestock, namely sheep, and the storage of hay, straw and associated fodder, the footprint has been kept to a minimum whilst having the correct compacity for storage of fodder by stacking of the hay and straw, hence the reason for the height of the building.

The position of the building has been chosen to make best use of the site and its existing attributes. The Southern Boundary to Sweethills will offer great screening both from a visual aspect, but also from the winter elements. The main access to the site will remain in its current configuration, with one small minor amending being setting the gate back from the highway slightly circa 500mm. Vehicle turning and parking is proposed close to the highway to limit the impact on the openness, with existing hardstanding retained and improved around the perimeter of the building for access to farm machinery on the few occasions when the barns is to be filled with hay or the lambing area is to be cleaned out. The proposal considers the impact of the neighbouring dwelling and ancillary building at "The Bungalow" with the access doors to the hay store and the personnel access on the elevation facing the property which will be used infrequently, and the door to the lambing area faces towards the field so that any potential noise from the sheep is well screened. We also consider that the building along the boundary will form a good screen and buffer from the agricultural activities.

In our assessment for the proposed size and scale of the building we have used the "Defra Code of Recommendations for the Welfare of Livestock – Sheep". In particular Page 7 which relates to accessibility and storage of Feed and Water, Page 16 for Welfare during lambing, and Pages 19 to 21 for the housing of livestock. With particular the consideration of "space allowance", based on 1.2 to 1.4 m² for ewe during pregnancy with and additional 0.5 to 0.6 m² floor space per lamb up to 12 weeks old. A copy of the document is attached to the application.

0.8 APPEARANCE & MATERIALS

The proposed building is a typical agriculture style building, with a typical portal framed building with a dual pitched roof, cladding material of boxed profiled metal sheeting in a muted tone such as green. The access doors are of a height that can accommodate the appropriate agricultural machinery which can gain access to stack the hay or to clear the bedding materials out. The personal door is double width to allow pedestrian access with the added benefit if being able to move fodder and live stock in and out of the building without opening the main doors, a single door is not fit for this purpose.

0.9 ACCESS

The access to the site will be retained with no action required, the proposed application does not require any amendments to the access points.

0.10 LANDSCAPING

Any additional landscape specification will be the subject of further discussions.

0.11 CONSULTATIONS

No Pre application consultation have taken place at this stage but we welcome any discussions with the Local Authority during the course of the application.