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PC/IMR01/D and A

20th October 2021

DESIGN AND ACCESS STATEMENT

FOR A

PROPOSED (REPLACEMENT) AGRICULTURAL BUILDING

AT

HOLMWOOD

RAMSHORN ROAD

OAKAMoor

STOKE-ON-TRENT

ST10 3BZ

FOR

MR I MOSS & MISS N RESTRICK

The author and basis of instruction.

This document has been prepared by G J Perry, Planning Consultant, of 62 Carter Street, Uttoxeter ST14 8EU. It is a sole-practitioner firm and I have been involved in advising agricultural and equestrian clients, principally in the Derbyshire, Leicestershire, Lincolnshire and Staffordshire areas since 1986. I regularly prepare design and access and agricultural justification statements for farmsteads, farmhouses, agricultural key worker dwellings and all types of agricultural buildings and structures to support planning applications.

I have been instructed by the Applicants, Mr I Moss and Miss N Restrict, to produce a report in support of the planning application for the replacement building. The facts contained herein have been supplied by the Applicants and are believed to be correct in all respects.

Introduction

The Applicants run a small agricultural operation, currently from three locations in the Ramshorn and Ashbourne areas. In addition to his own farming operations, Mr Moss assists a number of farmers in the area on a reciprocal basis: A commonplace practice these days particularly given the ever-increasing size and cost of basic farm machinery.

The agricultural operation is centred at Ramshorn with further land which has been rented for ten years or so on the Norbury Estate. The agricultural holding number is: 37/019/0159 and the land at Ramshorn extends to 1.25 hectares/3.09 acres.

The business continues to be successful and expand. Due to the lack of suitable accommodation on the land at Ramshorn and there being no buildings available, or potentially available on the long-term rented land, a short-term tenancy was taken on a small building in Ashbourne but this is barely adequate to house agricultural machinery. This building is remote from the main areas of operation and, although it remained available to the Applicant during the pandemic, it will not be available to the Applicants after this year. The items kept at Ashbourne will then have to be added to the machinery and materials parked/stored in the open at Ramshorn and this will further detract from the attractiveness of the countryside.

A planning application was submitted and subsequently refused on the 27th May 2021, under reference number SMD/2021/0200. Unfortunately, the LPA decided not to engage with either the Applicants or their Agent and, as a direct result, certain incorrect assumptions were made by Officers. These matters are referred to in this document. Noise was a particular issue: As the building will be used for storage purposes (no machinery maintenance as incorrectly assumed by the LPA) and a nearby building is used for therapy purposes where peace and quiet is an absolute necessity.

There is one building located at Ramshorn which is nearing the end of its economic life and it is proposed to replace this, together with other structures, used for the storage of fodder and feedstuffs, on the land and the building at Ashbourne with a single structure into which all the plant and machinery can be securely stored.

The Applicants have already invested well over £250,000 into the successful farming business to date and it continues to be profitable. This investment needs to be protected and Members and Officers will be aware of the significant increase in rural crime recently and which has been highlighted in particular by the NFU and its insurance arm in its published report ***Fighting The Rise in Crime in the Countryside – Rural Crime Report 2019***. Rural crime in Staffordshire rose 48.5 % from 2017 to 2018 and with comparable figures for adjoining Leicestershire and

Derbyshire being 36.9% and 48.5% 18.2% respectively. The NFU has recently reported further increases across the Country for 2019 to 2020 which was echoed recently by Staffordshire Police. Crime is therefore a serious consideration for the maintenance of this rural business:

Following further discussions with their professional advisers, it is considered that there is an immediate requirement for a small building around 115 sq m/1,240 sq ft to replace the existing buildings. Following discussion with his neighbours, it is proposed to locate this building, which will be used for secure storage purposes, on the site of one of the existing buildings to be replaced. There is already access to the area from Ramshorn Road and it is not anticipated that there will be any alterations to those arrangements.

Assessment of the suitability of the application site

The benefits of the location of the proposed building are set out above and the site is level and already has an access. The development will allow the tidying up of the site in this attractive rural location. Its location is operationally sensible and there is a marked benefit from having all of the vehicles and machinery in one central secure base.

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Evaluation of the existing buildings on the application site

Most of the existing buildings are to be replaced and it is proposed to place the new building in the same area, which is in the optimum position for one of the farm's main operations.

Design considerations for the existing buildings

The building will be of modern day 'standard' agricultural building design and be similar in appearance to the existing agricultural buildings in the area. The materials to be used have been discussed with neighbours who have no objections.

Services

Basic enquiries have been made of utility service providers and the proposal does not impact on any existing arrangements.

Ecology, Landscaping and the Environment Agency

The Application site already benefits from mature landscaping and none of this will be affected by the proposals. There will be no impact on the local ecological systems.

The property is not within a designated flood risk area and the Applicants are not aware of any other requirements of the Environment Agency (EA) or other Statutory bodies.

Access, highways, parking and circulation requirements

The existing access from Ramshorn Road is adequate for the proposed building. There will be no traffic conflict and all vehicles will be able to enter and leave site in a forward direction, therefore meeting the requirements of Staffordshire County Highways.

Other matters

The Applicants have discussed the proposal with their next-door neighbours to the east and there is no objection in principle: Indeed, the view (to which there is no legal entitlement) will be enhanced with a single, new structure.

The Applicants are not aware of any Statutory body or other matters that are required to accompany this application.

Informative

The foregoing is designed to provide Members and Officers with the background to the planning application together with a profile of the existing business without divulging commercially sensitive information. It is hoped that this information is sufficient for Members and/or Officers to make the appropriate decision; however, if any further information or explanation is required, the Applicant will be only too happy to provide it through the Agent.

G J Perry

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