



**SUPPORTING STATEMENT IN RELATION TO A
PRIOR APPROVAL FOR THE ERECTION OF AN
AGRICULTURAL REPLACEMENT STORAGE BUILDING**

AT

**BIRCH TREES FARM
BIDDULPH ROAD
HORTON
LEEK
ST13 8PL**

ON BEHALF OF

P G BESWICK & SONS

Report produced by:-

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1.0 INTRODUCTION AND BACKGROUND

- This Report has been produced to support a Prior Approval to Staffordshire Moorlands District Council in relation to a proposal to erect an agricultural replacement building at Birch Trees Farm for the storage of machinery.
- Birch Trees Farm is accessed from Biddulph Road. Biddulph Road is a class C road.
- Birch Trees Farm is located within Flood Zone 1.
- The holding extends to approximately 186 hectares. The land is used for cattle grazing and fodder making.
- Stocking numbers comprise of 500-600 head of dairy and beef cattle.
- The applicant has expanded the farming operations over recent years. This has increased their requirement for agricultural buildings to serve the holding.
- At present, the applicant has insufficient space to house the stock levels and to store the fodder and implements required to manage the holding. Implements are being stored outside which reduces the longevity and results in them deteriorating at a faster rate.
- The existing building to be replaced is run-down and beyond economical repair.
- The proposed building will be used to provide storage for machinery and tools associated with the applicant's existing farm business and management of the land.
- The applicant applied for a storage building under DET/2020/0008, it was determined that this application required prior approval of the siting, design and external appearance. The applicant has not pursued a building in this location but still requires the storage space.
- No changes to the existing access are required as a result of this development.

2.0 PROPOSED BUILDING

- As noted above, the proposed building would be used for the storage of machinery and tools associated with the applicants business. This includes tractors, trailers, fencing and land management equipment and livestock handling equipment.
- Without a suitable agricultural building to store the above implements, they are at risk of theft. Furthermore, the longevity is significantly reduced if these are stored outside and open to the elements.
- This building would also enable the applicant to have shelter to mend any broken down machinery.
- The storage of machinery within a building is also much tidier.
- The proposed building will **not** be used to house any livestock.
- The proposed building is of a steel portal framed construction with an overall length of 36.576 meters, width of 13.716 meters and an eaves height of 4.267/5.791 meters. The building will be open plan type design.
- The size of this building is commensurate with the applicant's agricultural enterprise.
- This building incorporates a Natural coloured fibre cement sheeted roof with vertical cladding of box profile steel sheeting coloured Juniper Green (BS 12B29). Materials to match existing buildings.
- We feel these materials will blend into the existing landscape without having an adverse effect.
- Full elevations and site plans have been prepared and can be referenced as follows:
 - Location Plan 14741-001
 - Block Plan 14741-002
 - Elevation Detail 14741-003
 - Roof Plan 14741-004
- This building has been sited in the most appropriate location on the holding both from a functional perspective and landscape and visual impact.

- This building will replace an existing run-down building. The proposed building will abut existing agricultural buildings along both sides.
- This proposal will ensure that the modern agricultural buildings which serve this farm unit are grouped together thus minimising the overall impact of this development
- Access to the holding will be from existing vehicular roadways. The applicant does not seek to increase the number of roadways and there will be no increase in traffic as a result of the development.

3.0 CONCLUSION

- The applicant operates a substantial farm business with a clear requirement for a new storage building.
- As noted above, the building will be used for the storage of machinery and tools associated with the applicants business. The damage to implements and tools through outside storage has a negative impact on the applicants business.
- This building would accommodate the required storage space and ensure good farm management with easily maintained clean and hygienic conditions.
- The proposed building abuts the existing agricultural buildings which serve this farm unit.
- The existing building to be replaced is run-down and beyond economical repair.
- The style, size and design of the proposed building is considered appropriate for this rural location.
- No changes to the existing farm access are required as a result of this development. Vehicle impact to the surrounding area will be unaltered.
- In the current agricultural climate farms are becoming increasingly rare, and it is considered In order to not only maintain but also support and enhance a sustainable rural farming community, Local Planning Authorities are encouraged to approve proposals such as this where the applicants have successfully balanced the needs of their enterprise whilst preserving and conserving the natural environment.