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My Refs: PR 781

The erection of a tractor and agricultural equipment store.

Square Meadow Farm, Ash Bank Rd, Werrington, ST9

Planning Portal reference: PP-11014007

I have submitted the above Prior Notification application today. Square Meadow Farm is a registered agricultural holding with 23 acres (9.3 hectares) of land that are presently used by a neighbouring farmer who harvests silage and grazes cattle. The applicant however is still responsible for the maintenance of the land and hedges and requires equipment to do this. The land has been in agricultural use since at least the 19th century.

There is an agricultural storage building in the rear yard of the farmhouse in the existing complex of buildings which also include the offices and depot for a milk distribution business. However, there is not sufficient headroom and space in the building to house the present tractor and the other necessary equipment.

The proposal is for a building to house the equipment used to maintain the land, contain a workshop to maintain the equipment. This would consist of:-

- Tractor. L 3.9m x W 2.2m x H 2.8m with Topper on L 6.9m
- Topper. L 3m x W 2.2m
- Second smaller Topper. L 2m x W 1.6m
- Back-box. L 1.6m x W .9m
- Snow plough. L 2.1m x W 1.2m
- Lifting bucket attachment. L 2.8m x W 1.2m

Other items that would be stored include: -

- Spare parts.
- Wire and fencing.
- Feed and hay storage.
- Hand tools.
- Drainage and ditching tools.

In addition, the proposed building would be used by the neighbouring farmer to keep his equipment and fodder.

The site for the proposed building is a piece of flat ground at the top of a slope that leads down to a silage field. The slope cannot be harvested for silage because of its relatively steep gradient. Access would be via the existing field gate off an existing tarmac area that directly connects to the access to the farm from Ash Bank Road. The aerial photograph from 2017 on Google Earth below shows that a large part of the western side of the application site was disturbed ground. There is hardcore beneath the present grass cover.



Tree and hedge planting are proposed on the southern slope of the development to provide biodiversity gain, stabilise the slope, and enhance the landscape. See the proposed site plan.

Kind Regards

Ken Wainman

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