

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

AT

**PARK HOUSE FARM
ASHBOURNE ROAD
BRADNOP
LEEK
ST13 7EY**

ON BEHALF OF

MR P HARVEY

**Report produced by:-
C G Barks MRICS**

1.0 INTRODUCTION AND BACKGROUND

- This Report has been produced to support a Prior Approval application to Staffordshire Moorlands District Council in relation a proposal to erect a new agricultural building to provide additional storage space for hay and straw.
- The applicant has recently purchased Park House Farm and operate a substantial livestock business farming approximately 213 acres (86.199 hectares).
- In terms of livestock, the applicant runs a sheep flock comprising approximately 320 ewes plus lambs. A further 40 head of dairy youngstock are kept at the holding.
- As part of the ongoing improvements and reconfiguration of the existing agricultural buildings, a new agricultural building is required to store hay and straw.

2.0 NEED FOR THE ADDITIONAL SPACE

- At present, a large quantity of fodder is wrapped and stored outside. This method of production is both costly and requires the use and disposal of black plastic. As part of the farm plans to reduce the use of farm plastic, a new building is required to store the fodder produced from the holding.
- The new agricultural building will also be used to store straw which is purchased in bulk.
- A further application (PP-11037410) has also been submitted to remove the dilapidated agricultural building which results in a loss of approximately 254m² of building space which was last used for agricultural purposes.
- Furthermore, the farm diversification enterprise which was approved under application DET/2021/0046 results in a reduction of 500m² of agricultural building space.
- The proposed building will allow the applicant to store fodder produced on the holding in a more cost effective and environmentally sensitive method and will significantly reduce the amount of farm plastic used annually.

3.0 SITING, DESIGN AND APPEARANCE

- The proposed site is within the existing yard area and adjacent to the existing slurry store. The existing yard area is currently used to store round baled silage and haylage.
- The proposed siting utilises the existing screening from the boundary hedgerows.
- In terms of design, the proposed building replicates the design and materials used in other modern agricultural buildings on the holding.
- From the Ashbourne road, the proposed building will be viewed in context with the existing buildings with the existing range sitting behind. The existing boundary screening will also reduce the visual impact of the proposed building.

4.0 CONCLUSION

- The proposed building is essential to provide the required storage space for the applicant's fodder produced from the holding and straw which is purchased in bulk.
- The siting of the proposed building minimises the impact on the local landscape, being within the existing yard and utilising the existing boundary screening.
- The design of the proposed building replicates the materials used on other agricultural buildings on this holding.