



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

AT

**ELDERBERRY BARN
BENTY GRANGE LANE
WINKHILL
LEEK
ST13 7PU**

ON BEHALF OF

MR M BRADLEY

FEBRUARY 2022

1.0. INTRODUCTION

- This Statement has been produced to support a Prior Approval Application to Staffordshire Moorlands District Council to erect an agricultural building.
- The proposed building will be used to store machinery and equipment as required in order to manage this land and store fodder produced from this agricultural holding.
- The proposed building has been sited adjacent to the existing barn and 'cut-in' to the existing landform. Furthermore, additional hard landscaping, new clump planting and a new hedgerow have been proposed which will soften the impact of the building in the local landscape whilst also achieving environmental gains.
- This Statement is accompanied by the following plans and survey –
 - ✓ Location Plan MB 001
 - ✓ Block Plan MB 002
 - ✓ Elevation, Floor and Roof Plans MB 003

2.0 BACKGROUND TO THE AGRICULTURAL HOLDING

- The applicants purchased Elderberry Barn, a small agricultural holding extending to 6 acres (2.428 hectares) in June 2017. There have carried out the residential conversion of the barn and intend to move into the property in the Spring.
- In addition to the above land, the applicants farm a further 14 acres of land (9 acres at Martinslow Lane, Winkhill and 5 acres at Old Carr Farm, Longnor) bringing the total agricultural holding to 20 acres (8.093 hectares).
- In order to manage the agricultural land adjoining the barn, a new agricultural building is required.
- The land at Elderberry Barn is divided into two fields which are both permanent pasture and suitable for both mowing and grazing purposes.
- At present, the fodder produced from the holding is wrapped in black plastic and stored outside. This method of production is both costly and requires the use and disposal of black plastic. As part

of the applicants plans to reduce the use of farm plastic, a new building is required to store the fodder produced from the holding.

- Aside from fodder production, sheep also graze the meadows during the season.
- The applicants intend to manage the land in an environmentally sensitive manner and are keen to include additional hedgerow planting as part of this scheme as this will complement their work across the entire agricultural holding.

3.0 NEED FOR AN AGRICULTURAL BUILDING

3.1. Machinery Storage Required

- The applicants own a range of agricultural machinery, implements and equipment which are currently stored outside.
- Storing equipment outside is creating problems in relation to the longevity, maintenance, and operational issues due to the machinery and implements being exposed to the elements and inclement weather.
- The following machinery and implements are currently owned by the applicant–
 - ✓ Tractor x 2
 - ✓ Telehandler
 - ✓ Transport Box
 - ✓ Flat trailer
- In addition to the above, there is also a range of pasture maintenance and management equipment including fencing equipment, chainsaws, small tools and other associated equipment which needs to be stored securely.
- As theft is a particular issue in the locality, the applicants require a building to provide a secure storage area for the above equipment.
- Based on the above, the floor area require can be summarised as follows –

- ✓ Tractors and telehandler (plus attachments) – 50m²
 - ✓ Flat trailer – 12m²
 - ✓ Small tools and equipment – 45m²
 - ✓ Fencing and boundary equipment – 15m²
- The total internal space required for the storage of the above items is 119m².

3.2. Fodder Storage Required

- As noted above, the applicant requires a covered storage area for hay produced from the holding, produced in large square hesston bales.
- Based on an average yield of 6.5 large hesston bales per acre, the grassland at Elderberry Barn produces 39 bales per annum.
- A single cut of grass is usually taken throughout the season and then grazed with sheep.
- Stacking the bales two high in the barn, would require approximately 62m² of storage space.

3.3. Total storage required

- Based upon the above, the total space required is 181m².

4.0 PROPOSED AGRICULTURAL BUILDING

4.1. Size and Use

- The proposed building provides an internal floor area of approximately 156.27m². This building is open internally allowing flexible use of the internal space.
- The eaves height and pitch of the roof have been kept to a minimum to gain access with machinery.

4.2. Siting

- The site of the proposed building has been selected as this area allows the building to be grouped close to the existing barn and associated development. By cutting the building into the existing landform, the overall height is significantly reduced.

4.3. Proposed New Hedgerow & New Planting Area

- Within the local landscape, hedgerow and dry-stone walls are featured in field boundaries.
- To denote the new ownership boundary in the field North of the application site and to provide screening in the wider landscape, a new native species hedgerow has been proposed extending to 125 meters.
- Once the hedgerow has been established to a height of approximately 1.5 - 2 metres, this will break up any views of the proposed building in the wider landscape.
- Immediately adjacent to the building, a further area of planting is proposed to soften views of the new building.
- Furthermore, the introduction of both elements of the proposed soft landscaping will bring significant and measurable environmental gains.
- Further details in relation to new hedgerow and clump planting specification and management is provided on the Elevation Details Plan (MB 003).

4.4. Hard Landscaping

- A new dry stone wall (1.2m high) will link the proposed building with the existing boundaries and provide a hard boundary to the field to the North of the application site.
- The style of walling will replicate the existing dry stone walls utilising local stone.

4.5. Landscape and Visual Impact

- When viewed from the North, a significant proportion of the proposed building will sit below the existing field level and when viewed in context with the existing dry stone wall and clump planting, the building will not appear prominent in the local landscape.
- Where elevations are visible, the introduction of stone cladding combined with Juniper Green cladding will soften views of the building.
- With the addition of the new hedgerow, existing screening and intervening topography and buildings, the proposed building will sit comfortably in the local landscape with a significant proportion of the building sitting below the existing landform.

4.6. Design and Appearance

- The design and appearance of the proposed building is typical of an agricultural building of this type and use. The size and massing of the proposed building is proportionate with the size of the agricultural landholding.
- The finished materials are appropriate for the local landscape with the use of local cladding materials and recessive colours.
- Further design details are included on the submitted plans.

5.0 CONCLUSION

- Elderberry Barn is a small established agricultural holding which is managed by the applicant.
- As part of this management, a new agricultural building is required to safely store the range of equipment, machinery, implements and tools which are used on this agricultural holding. Furthermore, a covered storage area is required for the fodder produced from the holding and this will allow the applicant to significantly reduce the use of black plastic.
- The proposed building is not unduly prominent in the locality and the site is well screened from public views due to the topography of the land and existing planting.
- A new hedgerow and clump planting is proposed to provide further screening.
- The proposed agricultural building is appropriate development for this rural area and is a proportionate size and massing for this agricultural holding. The design and appearance is typical of an agricultural building of this type which are common in the local landscape.