

J C Harrison Planning & Admin Services
19 Mayfield Avenue, Mayfield, Ashbourne, DE6 2JA
T: 07792 144155 E: jo@jcharrison.co.uk

Planning Statement

Proposal: General purpose storage building

Site Reference: Commercial Units on land southwest of Uttoxeter Road, Draycott, ST11 9NR

Introduction

This statement has been produced in support of a full planning application for the general purpose storage building in association with Shires Weedfree Limited.

Shires Weedfree has over 35 years of experience providing a high quality, professional weed control management service throughout the Midlands for the domestic, equestrian and industrial sectors. They also provide sterilisation services for the floors of poultry houses this is done by floor sterilizing, fogging with Formaldehyde/Killcox or disinfecting with an Orchard Sprayer.

As a result of the chemicals they are licenced to use, undercover storage is required for the machinery that is used to carry this kind of work out. South Staffordshire Water carry out regular visits to the business and have made recommendations that any machinery that is used with such chemicals should be securely stored undercover so as to avoid any chemicals leaking from the machinery into the environment and water table.

The applicants currently do not have enough secure indoor storage space at their premises to fulfil these recommendations.

Amount of development

The applicant wishes to erect a steel framed storage building. The total internal floor area created by this development will be approximately 74.30m².

This proposal will enable the undercover storage of equipment and enable the business to be more environmentally friendly.

Use of proposed building
The building will be used for general storage in association with the business carried out by Shires Weedfree. It will be used to store the sprayers used for cleaning and sterilising poultry sheds and the other equipment used for weed control management.

By enabling these items to be stored undercover will ensure minimal chemical exposure to the surround land. The building will also be secure so as to deter any attempted theft of machinery and equipment.

Siting
As indicated on drawing No. 1088-001 this building will be sited on a commercial premises off Uttoxeter Road, behind residential properties and other commercial buildings under different ownership.

Scale
The applicant wishes to erect a steel framed building 12.192m long x 6.096m wide x 3.658m high to lower eaves level with a rood slope of 30 degrees for the optimal use of Solar Panels.

Climate Change Mitigation
Rainwater will be harvested for use with the existing business practices. Lighting within the building it will be of low wattage LED's run off the solar panels. The solar panels will provide the electricity requirements of the building, making the building self sustainable.

Appearance
As indicated on drawing No. 1088-003 this building will incorporate a box profile steel sheeted roof, coloured Black (00E53), with a solar panel array on the southwest slope.

Vertical cladding to both side elevations and both gables (except for the door openings) to be box profile steel sheeting, coloured Black (00E53). All roof joints will be made good with matching pressed metal flshings.

The south west side elevation will incorporate 2 No. roller shutter doors and a personnel/exit door and the south east gable will incorporate a roller shutter door as shown on drawing No. 1088-003.

Along one side of the building will be 160mm half round black PVC gutters complete with 110mm diameter black PVC rainwater piping to terminate into rainwater harvesting tanks.

We feel these materials will blend into the existing landscape without having an adverse effect.

Access

Access to the building will be from existing vehicular roadways to and around the premises. The applicant does not seek to increase the number of roadways.

Access can be gained to this holding from Uttoxeter Rad, Draycott.

There will be no impact on the access to the site and vehicle impact to the surrounding area will be unaltered.