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Planning Statement

Proposal:
Agricultural building to store implements and additional storage for crops

Site Reference:
High View Farm, Holt Lane, Kinsgsley

Introduction
This statement has been produced in support of an application for prior approval for an agricultural building at High View Farm.

This holding is located south east of Kingsley in a rural area. The land and buildings are being used for fundamental agricultural processes. This holding extends to 560 acres of which 160 acres is owned. This farmland is currently a dairy unit and also rears sheep and produces much of its owner fodder and bedding . The field boundaries in this area comprise of hedgerows.

Agricultural Holding No.
37/028/0139

Animals kept
The applicant currently farms approximately 330 head diary cattle including followers and replacement heifers and 25 sheep.

Rented Land and Buildings
The applicant currently rents an additional 400 acres of land on a 364 rolling contract.

The applicant does not rent any additional buildings.

Amount of development
The applicant wishes to erect a steel framed agricultural building 334.45m². The floor area of this building will be of an open plan type design.

Use of proposed building
As a result of the applicants successful business they require this building to secure the expensive equipment and implements in that are required for the continued success and management of the holding. Currently many of these items are stored outside and with the rise in thefts of agricultural equipment the applicant is very much aware of the lack of secure storage on the holding away from the roadside.

This building will also be used for any excess crops that cannot be stored with the dedicated buildings, over the last couple of years with the change in weather and farming practices with regards to the management of crops, the applicants have seen an increase in produce at harvest time and struggle to store the excess, this is then stored outside and quickly spoils. This building would enable the excess crops to be stored inside and reduce wastage on the holding.

There is not sufficient enough room in the existing buildings to house the stock levels and to store the fodder and implements required to manage the holding. The applicant is fully aware of the inadequate storage facilities available.

This proposed building will be used to store implements and for general storage of farming equipment, including the combine harvester, baling machine, tractors and other agricultural implements that require secure storage on the holding. This building will enable the equipment to be kept out of view and restricts the chances of the implements being stolen.

This building will accommodate the required storage space and ensure good farm management with easily maintained clean and hygienic conditions. This building will aid in the continued success of the business.

Siting
This proposed steel framed building will be site to the rear of the farm buildings with a clear view from the applicant's house to the south of the proposed building as shown on drawing No. 1099-002.

We feel this building has been positioned in the most practical location for its use and security.

Scale
The applicant wishes to erect a steel framed building being 18.288m long x 18.288m wide x 5.486m high to eaves level.

We feel the scale and appearance of this building is appropriate for the site and its use.

Appearance
As indicated on drawing No. 1099-003 this building will incorporate a natural coloured fibre cement sheeted roof.

Vertical cladding down 4.0m below eaves level to be box profile steel sheeting, coloured Juniper Green (12B29). All roof and vertical joints will be made good with matching flashings.

The south west side elevation will incorporate 2 No. roller shutter doors to suit a openings of 6.096m wide x 5.4m high with a galvanised finish and a personnel/access door.

Along each side of the building will be 160mm half round black PVC gutters complete with 110mm diameter black PVC rainwater piping to terminate at ground level with a shoe.

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

This building has been designed in accordance with B.S. 5502.

Access

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

Access can be gained to this holding from Holt Lane, Kingsley.

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