PLANNING STATEMENT

INCLUDING DESIGN AND ACCESS ISSUES.

Client: **MRS J CARNEY.**

Location: **BRADLEY ELMS FARM, ALTON ROAD, THREAPWOOD, CHEADLE, STOKE-ON-TRENT, ST10 4RB.**

Proposal: **RE-SUBMISSION OF AN APPLICATION FOR THE ERECTION OF A REPLACEMENT AGRICULTURAL MACHINERY AND EQUIPMENT STORE.**

Date: **JUNE 2023.**

KEN WAINMAN ASSOCIATES LTD

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1. INTRODUCTION

1.1 This full application is the resubmission of an application for the erection of an agricultural building to replace a similar building which is to be demolished as part of an approved scheme to form a single dwelling from three dwellings (reference: SMD/2021/0568).

1.2 A previous application (reference: SMD/2023/0007) was withdrawn in March 2023 following a request from the case officer to relocate the barn in the southwest of the applicant's land. The applicant wanted time to consider this request.

2. BACKGROUND

2.1 The applicant owns approximately 2.8 hectares (about 7 acres) of land which includes the house, the other buildings, the grassed areas on each side of the drive; and three fields from which a hay crop is taken each year. The applicant is responsible for the maintenance of all the land, hedges and drains and the hay crop. Tractors and other equipment are required for this work.

3. THE SITE

3.1 The entire holding and the application site are located in the open countryside. The aerial photograph below shows the approximate site. Please see the submitted location plan which shows the boundary of the application site and the total acreage owned by the applicant.



Fig. 1 – Proposed location of agricultural building.

4. PREVIOUS PLANNING HISTORY

4.1 Four previous applications are pertinent: -

- **SMD/2018/0524.** Change of use of two buildings from C1 Bed and breakfast accommodation to C3 dwelling to form three open-market dwelling houses including the creation of gardens for each unit. Approved with conditions on the 23rd of November 2018.

- **SMD/2021/0568.** Formation of a single dwelling from three dwellings granted planning permission under application SMD/2018/0524. Approved with conditions on the 4th of November 2021.

- **SMD/2021/0598.** Renewal of planning permission SMD/2018/0524 - Change of use of two buildings from C1 Bed and breakfast accommodation to C3 dwellings to form three open-market dwelling houses including the creation of gardens for each unit. Approved with conditions on the 18th of November 2021.

- **SMD/2023/0007.** Erection of a replacement agricultural machinery and equipment store. Withdrawn March 2023.

5. THE PROPOSAL

5.1 The existing barn (footprint - approx. 126 sq.m.) is located just to the north of the building which was the subject of the above applications. The proposed barn (footprint - 80 sq.m) would house the machinery currently stored in the existing barn. The proposed barn would be built in a new location as shown on the submitted proposal site plan.

5.2 Before submitting the previous application four alternative locations were examined – Options 1, 2, 3 and 3a – as shown on the drawing in Appendix 1. The current proposed location is close to Option 2 but it is located further to the north; see the submitted site and location plans (Drawing no. 1043-AL (0)11 Rev C).

5.3 The case officer dealing with the previous application consider that the then proposed location would be too visible from the road. His preferred location was Option 3 as shown on the drawing in Appendix 1. However, this Option when examined more closely would probably involve the relocation of overhead electricity wires and the removal retaining wall. Option 2 was then reconsidered but this would involve removal of a Goat Willow bush (T18 in the Tree Schedule) which whilst it is a Category

C3 is still in a fair condition and is considered worth retaining for its biodiversity value. It is now proposed to locate the building on the grass to the north of tree T18 where it would not affect any of the nearby trees but where it still would be well away (about 75 metres) from the road; seen against a backdrop of trees and would be partially screened by the trees further north on the application site. In addition, it is proposed to plant 2 Silver Birch – relatively quick growing - trees to the north of the proposed building.

5.4 The case officer for the previous application was concerned that the building might be visible from a public footpath to the east of the site. This footpath is located approximately 100 metres to the east and there is a wood as well as the trees on the application site between the footpath and the proposed building.

5.5 The proposed elevations and floor plan are shown in Drawing no. 1043-AL (0)08 Rev C.

5.6 The walls and roof would be built of profile plastic covered metal sheeting; colour mid-green – RAL no. 6020.

5.7 The proposed building would accommodate the following machinery/equipment: -

- MF Tractor – H 1.92m W 1.90m L 2.60m.
- MF Loader Tractor - H 2.07 m W 2.40m L 5.80 m.
- Topper mower - H 82cm W 1.45m L 1.96m.
- Tractor Tipping Trailer - H 1.32m W 1.84m L 4.14m.
- Hen run - H 2.20m W 3m L 4m. It may be necessary to bring the hens indoors during periods of avian flu.
- John Deere Tractor - H 2.85m W 2.30m L 3.80m.

6. PLANNING POLICY

6.1 The pertinent planning policies are: -

- Policy SS 1 *Development Principles*.
- Policy SS 10 *Other Rural Areas Strategy*.
- Policy DC 1 *Design Considerations*.
- Policy DC 3 *Landscape and Settlement Setting*.

- Policy NE 2 *Trees, Woodland and Hedgerows*.

7. THE CASE IN SUPPORT OF THE APPLICATION.

7.1 In summary, the applicant's case is that the proposed building:

- Replaces an existing building.
- Is smaller than the existing building - 80 square metres compared to 126 square metres. A 47% reduction.
- Has been carefully sited to minimise its impact on the landscape. It would be well-screened by mature trees both from views from the road and from the public footpath to the east. Two new trees (silver Birch) would be wanted to strengthen the screening (see the submitted site plan). Further, the proposed location is less visible than Option 3 would be.
- Is better located in terms of views from the public footpath than the existing barn.
- Would be seen against the back cloth of trees when viewed from the road.
- Would sustain the existing rural landscape providing the necessary storage space for team machinery needed to maintain the land.
- Is a satisfactory design.

8 CONCLUSION

8.1 In conclusion, the proposed building would fit well into the existing rural landscape and accords with Local Plan policy.

APPENDIX 1 – ALTERNATIVE LOCATIONS.

