

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

Planning Statement

Proposal:
Replacement general purpose agricultural building, for lambing sheep, storage of fodder and implements

Site Reference:
Land adjacent to Sunnyhill, ST10 2LQ

Introduction

This statement has been produced in full support of a planning application for the replacement of a small building that is no longer fit for purpose. The replacement building will enable the livestock to be housed during inclement weather and for the storage of fodder and implements associated with the management of the holding.

The land and building associated with the holding are situated north of Church Lane, Ipstones, with the proposed replacement building being adjacent to Sunnyside. Holding extends to approximately 9 acres which is owned. Three acres of the land is solely used for the production of Haylage. The field boundaries in the area are hedgerows and stone walls.

The applicant acquired the land and building when her father unfortunately passed away in 2021. The houses and buildings close to the proposed site used to belong to the family, these were eventually sold off as the family grew up and moved away. When the applicants father passed away, he left the remainder of the land and building to the applicant.

The building is unfit for purpose and contains asbestos material in the roof area, with the concrete stanchions and walls crumbling and beyond economical repair. The building is not suitable for housing and feeding livestock and does not support the use or storage of the agricultural equipment required to manage the holding successfully.

The applicant would like to rear sheep for lambing and in order to do this successfully she requires a suitable building in which to lamb and house the sheep and to store the fodder and bedding and implements. The implements the applicant has are currently stored at a neighbouring farm on a temporary basis whilst the existing building is replaced with something more suitable.

Animals kept
The applicant currently has no sheep on the holding and allows the neighbouring farm to graze the land alongside some horses.

The applicant would like to rear approximately 20 ewes for lambing each year.

Existing buildings on the holding
The existing building has an asbestos roof and concrete stanchions, with concrete panel walls with some block walling to the south east gable elevation. The existing building structure is starting to deteriorate and is becoming unsafe, it is now beyond economical repair.

Rented Land and Buildings
The applicant does not currently rent any additional land or buildings.

Amount of development
The applicant wishes to replace an existing run-down building (floor area: 80.3m²) with a steel framed agricultural building (floor area: 133.78m²). The floor area of this building will be of an open plan type design.

The existing building to be replaced is run-down and impractical for the modern-day farming equipment and is beyond economical repair.

Use of proposed building
As a result of the condition of the existing building the applicant seeks to replace the existing building with one that is safer and more practical for use with today's modern farming practices and equipment.

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.

Shelter should be provided for sheep especially in cold, wet, windy weather, at lambing and after shearing. Very young lambs are particularly susceptible to hypothermia in cold wet weather.

Defra regulations state that animals are not meant to poach the ground therefore housing for animals is essential.

FABBL requirements state that the space allowance for loose-housed sheep on a solid floor during pregnancy is a minimum of 1.2m² - 1.4m² and 2.0m² - 2.2m² after lambing with lambs at foot up to six weeks of age.

Where possible, pregnant ewes should be kept in groups of less than 50 to allow for better individual recognition and attention at lambing time.

This proposed replacement building will also be used to store implements and for general storage of farming equipment, including a tractor, topper, chain and harrows. This replacement building will enable the applicant to keep her own equipment safe and secure and this will restrict the chances of the implements being stolen.

This building will accommodate the required stocking densities and storage space and ensure good farm/stock management with easily maintained clean and hygienic conditions. This building will ensure a good strong start for the applicant's business.

Siting
This proposed steel framed building will replace the existing building shown on drawing No. 1104-002. This building is run-down, impractical for the modern-day farming practice and is beyond economical repair.

This proposed replacement building will be on the same footprint as the existing building albeit slightly larger by 53.4m².

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

Scale
The applicant wishes to replace an existing building being approximately 7.0m long x 10.97m wide (floor area: 80.3m²) with a steel framed building being 12.192m long x 10.97m wide x 3.05m high to eaves level (floor area: 133.78m²).

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

Appearance
As indicated on drawing No. 1104-003 this building will incorporate a natural coloured fibre cement sheeted roof, incorporating GRP rooflights.

Vertical cladding down 1.60m 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.

Both gable elevations will incorporate a bi-parting sliding doors to suit openings of 3.05m wide x 3.05m high clad with Juniper Green flat steel sheets to match the cladding.

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

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

Climate Change Mitigation
This building will incorporate sustainably sourced timber that is compliant with CE Standards set out by Government. Rainwater will be harvested into rainwater harvesting tanks and will be used as drinking water for the livestock and for washing down any agricultural vehicles that have worked the land.

Landscaping
There is already existing mature planting to the north east side elevation, this will remain in place and the applicant wished to remove the planting fro the rear of the existing building and where possible replant this as shown on Drawing Number 1104-005. Any trees removed that are dead or dying will be replaced in by new planting in the proposed location as shown. The applicant is happy to carry out any additional landscaping schemes specified by yourselves in order to further protect the amenities of the site and the area.

Any trees/whips planted will be protected by either spiral-type rabbit guards with canes or Netlon mesh-type guards including canes.

A circle of 1 metre around the base of each tree shall be kept weed free for a period of at least 2 years.

Any trees that die, become seriously damaged or diseased will be replaced by trees of similar size, unless there is reason to believe that the original species chosen was unsuitable for the site, in which case an alternative appropriate species will be used.

All planting would be carried out in the first planting season following the construction of the building.

Trees will be provided in accordance with BS 3936 and planting to be in accordance with BS 4428.

Hardstanding and Turning Area
There is currently an area to the southeast gable elevation that is unfit for purpose as a turning area, this area will be resurfaced with a suitable permeable hardcore material that be suitable for vehicles to turn around and exit the holding in a forward gear. This area is shown on drawing No.1104-002.

Footpath 30
Ipstone's footpath 30 runs alongside the South West side elevation of the existing building. The proposed building will be no wider than the existing building footprint and will not impact on the footpath's use. The applicant will ensure that every effort is made not to impede on the footpaths use during demolition of the existing building and erection of the new building. The applicant is looking to install a side gate for footpath users, as opposed to opening and closing the main holding gate. This will make using the footpath when approaching from the south east easier to access.

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 an unnamed road leading North off Church Lan, Ipstones.

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