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Planning Statement

Proposal:

Replacement Agricultural building for the storage of crops and implements

Site Reference:

Moorside Farm, Clamgoose Lane, Kingsley, ST10 2EG

Introduction

This statement has been produced in support of a prior notification application for a replacement agricultural building. The replacement building will replace a number of older buildings that are in a poor state of repair and beyond economical use and no longer fit for purpose. The replacement building will provide a safe storage area for the equipment and dry covered area for harvested crops.

This holding is located southwest of Kingsley in a rural area. The land is being used for fundamental agricultural processes. This holding extends to 24 acres. This farmland is currently used to grow crops and haylage for sale to local farmers. The field boundaries in this area comprise of hedgerows.

The applicant purchased this holding approximately 4 years ago and has since rebuilt the dwelling and is now trying to tidy up the surrounding yard areas. He has previously had local farmers using the fields for crops and fodder. However, he would like to start using them himself now the dwelling is complete he is living on site.

Size of holding

The applicant currently farms 24 acres.

Existing buildings on the holding

The existing buildings are constructed of various materials and of various designs all of which can no longer be used due to their poor condition and design. The existing buildings to be replaced are rundown and beyond economical repair and have become a Health and Safety concern.

There is an existing modern style building on the holding, however this is a workshop area used for the renovation/ restoration of old lorries and vehicles.

Amount of development

The applicant wishes to replace several existing run-down buildings (total floor area: 226.37m²) with a steel framed agricultural building (floor area: 361m²). The floor area of this building will be of an open plan type design, giving the applicant an additional 134.63m² of undercover floorspace.

Use of proposed building

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

The applicant is fully aware of the inadequate storage facilities available.

This proposed replacement building will be used to store implements and for general storage of farming equipment.

Implements to be stored will include a tractor, trailer, topper and general agricultural equipment required to run 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 also be used for the storage of any crops produced on the holding. It is the applicants plan to retain any crops produced on the holding for sale to the local farmers enabling him to make an income from the crops sold as opposed to a yearly rental on the land to other users.

This building will accommodate the required storage space and ensure good farm management with easily maintained clean and hygienic conditions. This building will ensure a good start to his future business.

Siting

This proposed steel framed building will replace the existing buildings shown on drawing No. 1115-002. These buildings are 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 buildings.

We feel this replacement building has been positioned in the most practical location for its use and security and inline with the other existing building on the holding.

Scale

The applicant wishes to replace existing buildings with a steel framed building being 19.0m long x 19.0m wide x 4.57m high to eaves level.

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

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 for washing down any agricultural vehicles that have worked the land. Should lighting be required within the building it will be of low wattage LED's.

Landscaping

There is already new and mature landscaping around the holding, however, 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.

Appearance

As indicated on drawing No. 1115-003 this building will incorporate a box profile steel sheeting roof, coloured Juniper Green (12B29), incorporating GRP rooflights.

Vertical cladding down 3.0m 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.

Below cladding to be pre-stressed concrete panels.

The southwest gable elevation will incorporate a roller shutter door to suit an opening 3.6m wide x 4.3m high with a green powder coated finish to match the cladding and a personnel door located next to the roller shutter 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 into a rainwater harvesting tank.

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

Bird and Bat Boxes

The applicant will install a variety of bird and bat boxes around the building to encourage wildlife and biodiversity on the holding.

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 Clamgoose Lane, Kingsley.

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