

Our ref: GP/AKR/23/160

11th December 2023

Staffordshire Moorlands District Council
Planning Department
Moorlands House
Stockwell Street
Leek
Staffordshire
ST13 6HQ



Dear Sirs or Madam

Re: Prior Approval: Building for agricultural/forestry

Proposed Agricultural Storage Building at Fernyhough Farm, Hough Hill, Brown Edge, Stoke on Trent, ST6 8TN

Our clients: Mr B Simcock and Mr D Simcock of Fernyhough Farm, Hough Hill, Brown Edge

Reference: PP - 12668356

This letter supports the above planning application for an Agricultural Storage Building to store agricultural machinery and agricultural sundries such as livestock feed for our clients sheep enterprise and agricultural contracting work.

Background to the Farm Business

- The Applicant has lived at Fernyhough Farm for approximately 30 years and has always been involved in agricultural and rural work with an established flock of sheep and an agricultural contracting business.
- The farm includes approximately 47.38 acres (19.17 hectares) shown on the plan in Appendix one.
- The sheep enterprise includes 150 breeding ewes and 200 fattening lambs which graze the land surrounding Fernyhough Farm and additional rented land in the neighbouring area, with plans to either keep the best ewe lambs or buy in additional ewe lambs to continue increasing the flock size.
- All of the land farmed at Fernyhough Farm is grass with a mixture of old pasture and new leys.
- The crop of grass is grown by the Applicant using in house farm machinery with the manure from overwintering sheep reapplied to the land as a natural fertilizer.
- All of the grassland is grazed by sheep with the grazing rotation allowing for cuts of haylage to be made in late spring/early summer.
- With an increasing sheep flock more haylage is made each year being wrapped in black plastic and stacked in the corners of the fields until needed in the winter. The agricultural contracting enterprise is always expanding helping local farmers undertake a range of jobs, including but

16 High Street
Congleton
Cheshire
CW12 1BD

T 01260 273241

45-49 Derby Street
Leek
Staffordshire
ST13 6HU

T 01538 372006

34 High Street
Biddulph
Stoke-on-Trent
ST8 6AP

T 01782 522117

2-4 Church Street
Macclesfield
Cheshire
SK11 6LB

T 01625 430044

Auction Room
Brown Street
Congleton
CW12 1QY

T 01260 279858



limited to; fencing, hedge and tree planting and maintenance, drilling grass leys, rolling and harrowing grass fields.

- A new agricultural building is required to store the following:
 - Storage of hay inside which would reduce the need to make haylage, requiring the bales to be wrapped in black plastic. This would be significantly more environmentally friendly, rather than using a large quantities of single use plastic wrap which must be purchased at a high cost and disposed of at a landfill at an additional cost and causing an adverse impact on the environment.
 - Additional storage for bought in straw to be used throughout winter for sheep bedding.
 - Animal sundries such as mineral lick buckets and salt licks.
 - Fencing materials and apparatus.
 - Agricultural machinery including; tractors, implements, telehandler, and drilling equipment. With the increasing value of agricultural machinery, it is important that it is securely stored and ensure it is stored away from the elements which can damage modern equipment and electronics.

Proposed Agricultural Storage Building

- The proposed building has been sited to be adjacent to the existing sheep housing building at Fernyhough Farm.
- The proposed site is already used for the storage of machinery within the field location.
- There are plans in place already to utilise the rainwater and store it in a bulk tank until required, reducing any rainwater runoff and water wastage.
- The proposed building will provide a floor area of 371.6 m² being 24.384 meters by 15.240 meters (80ft x 50ft) which will be utilized by the agricultural enterprise as mentioned above.
- The building will be constructed from the following;
 - A steel portal frame with a pitched fibre cement roof with GRP rooflights to reduce the need of electric lighting.
 - Timber Yorkshire boarding side cladding from the ground to the eaves to match the existing buildings and be sympathetic to its rural location and a concrete panel wall on the inside.
 - The floor will be constructed of a recycled crushed aggregate hardcore base and then concreted.
 - Access will be via a secure door on the southern elevation.
- The proposed site of the building has a sufficient access route both from the surrounding fields and from Fernyhough Farmyard itself limiting the need for a large open concrete farmyard.
- The building designed to be a suitable height for modern farm equipment which are only increasing in size.

In conclusion, the building is suitably designed for its use and rural location and does not raise any adverse impact on neighbouring amenity other than what currently exists.

□ 16 High Street
Congleton
Cheshire
CW12 1BD

T 01260 273241

□ 45-49 Derby Street
Leek
Staffordshire
ST13 6HU

T 01538 372006

☒ 34 High Street
Biddulph
Stoke-on-Trent
ST8 6AP

T 01782 522117

□ 2-4 Church Street
Macclesfield
Cheshire
SK11 6LB

T 01625 430044

□ Auction Room
Brown Street
Congleton
CW12 1QY

T 01260 279858



The proposed building will provide a sustainable form of development in a rural location and is reasonably required for the farm's expansion in both flock numbers and agricultural contracting and is necessary to its agricultural economic viability.

I trust you find the Prior Approval application for an agricultural storage building to be in order, if you require any further information, please do not hesitate to be in contact.

Kind regards

Yours sincerely,

George Pullin Graduate Surveyor
Whittaker & Biggs

☐ 16 High Street
Congleton
Cheshire
CW12 1BD

T 01260 273241

☐ 45-49 Derby Street
Leek
Staffordshire
ST13 6HU

T 01538 372006

☒ 34 High Street
Biddulph
Stoke-on-Trent
ST8 6AP

T 01782 522117

☐ 2-4 Church Street
Macclesfield
Cheshire
SK11 6LB

T 01625 430044

☐ Auction Room
Brown Street
Congleton
CW12 1QY

T 01260 279858



Appendix One – Land Plan



Plan not to scale for reference purpose only

□ 16 High Street
Congleton
Cheshire
CW12 1BD

T 01260 273241

□ 45-49 Derby Street
Leek
Staffordshire
ST13 6HU

T 01538 372006

☒ 34 High Street
Biddulph
Stoke-on-Trent
ST8 6AP

T 01782 522117

□ 2-4 Church Street
Macclesfield
Cheshire
SK11 6LB

T 01625 430044

□ Auction Room
Brown Street
Congleton
CW12 1QY

T 01260 279858

Partners: J W Robinson FRICS FAAV FNAEA MARLA J A Wilson FRICS FAAV P Kirton-Darling MRICS FAAV

Associate Partners: N E Clare BSc M Kirkham AssocRICS MScRealEst BA (Hons) MNAEA MARLA P J Tinsley MNAEA



www.whittakerandbiggs.co.uk