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Planning Statement

Proposal:

Replacement agricultural building for the storage of fodder and implements

Site Reference:

Lane End Farm, Colwallmoor Lane, Lask Edge

Introduction

This statement has been produced in support of a prior notification application for an agricultural building. The replacement building will provide a safe storage area for the equipment and dry storage area for fodder.

This holding is located southeast of Biddulph in a rural area. This holding extends to 20 acres. This figure includes existing agricultural buildings and yard areas. This holding rears cattle and produces fodder.

Agricultural Holding No.

37/064/0452

Existing buildings on the holding

The existing building to be replaced currently used as livestock housing and storage and is of mixed material construction, with concrete panel walls and corrugated sheets. The structure of the building is rotting, the roof is cladding corroding with holes and missing sheets, this building is beyond economical repair and requires replacement.

The adjacent building to the proposed is currently used for storage, however this will be used for livestock housing and there is not sufficient room within that building to store the fodder produced on the holding and for the storage of machinery and implements.

This building has become a Health and Safety concern and a welfare concern for the livestock within.

See over for images of existing building to be demolished.



Amount of development

The applicant wishes to replace an existing run-down building (floor area: 327m²) with a steel framed agricultural building (floor area: 446m²). The floor area of this building will be of an open plan type design.

The existing building to be replaced is run-down, 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.

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

Implements to be stored include tractors, trailers, topper, chain and harrows, hedge cutting equipment and other 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 be used to store Heston bales of hay and straw. By enabling these bales to be stored in the building it will reduce the use of plastics therefore creating a more environmentally friendly holding.

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 strong future for his business.

Siting

This proposed steel framed building will be sited alongside the existing building as shown on drawing No. 1147-002. This will create a yard area that will provide better manoeuvring room for the large agricultural equipment, provide for easier handling of livestock.

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

It will also tidy up the area making it more environmentally friendly and reducing the diffuse water run off currently seen.

Scale

The applicant wishes to erect a steel framed building 18.29m long x 24.38m wide x 5.48m high to eaves level.

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

Appearance

As indicated on drawing No. 1147-003 this building will incorporate a natural coloured fibre cement sheeted roof, incorporating GRP rooflights.

Vertical cladding down to concrete panels to be treated Yorkshire boarding set in a traditional spaced system. All roof joints will be made good with matching barge boards.

The south gable elevation will incorporate an opening approximately 12.19m wide x 5.30m high.

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 rainwater harvesting tanks to be used by livestock as drinking water.

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 an unclassified road heading north off Colwallmoor Lane, Lask Edge.

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