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Design & Access Statement

Proposal:

Agricultural building to store fodder for adjacent calf isolation unit

Site Reference:

Mr J Burton, Yew Tree Farm, Cheddleton Heath Road, Leek, ST13 7DX

Introduction

This statement has been produced in support of a prior notification application for an agricultural building to store fodder for the adjacent calf isolation unit.

This holding is located south of Leek in a rural area. The land and buildings are being used for fundamental agricultural processes. The holding is a dairy farm and produces its own fodder. The holding extends to approximately 370 acres, of which 250 acres is owned. The fields boundaries in this area comprise of hedgerows.

Recent Relevant Applications

2023 – DET/2023/0007 – Proposed agricultural cubicle building for youngstock – Prior Approval Granted

2020 – DET/2020/0045 – Proposed agricultural building extension to store fodder – Prior Approval Granted

2019 – DOC/2019/0082 – Discharge of condition 4 in relation to application SMD/2019/0283 – Approved

2019 – SMD/2019/0283 – Proposed agricultural building for the storage for silage and hay – Approved

2017 – DET/2017/0018 – Proposed Base Station – Prior Approval Granted

Agricultural Holding Number

37/065/0061

Animals on the Holding

The applicant currently rears approximately 200 dairy cows plus approximately 140 youngstock.

Amount of development

The applicant wishes to erect a steel framed agricultural building to store fodder for the calf isolation unit. The floor area created by this development will be 35.30m².

Use of proposed building

This small building is required to store fodder to be used in conjunction with the adjacent calf isolation unit. The livestock building was originally used as stables but is now used as a calf isolation unit for calves that require one on one care as this building is situated within closer sight and sound of the farmhouse.

Currently fodder and bedding is bought round daily for the livestock within the building using a tractor and bucket and then must be hand balled into the building due to the width and size of the door openings.

The proposed building will enable the fodder and bedding for use within the building to be stored close at hand and significantly reduce the use of a tractor for this purpose. The side door of the existing building will open into the proposed building for easy access.

Siting

This proposed steel framed building will abut the existing building on the south gable elevation as shown on drawing No. 1165-002. This is for ease of the farming process.

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

Scale

The applicant wishes to erect a steel framed agricultural building 6.096m long 5.791m wide x 2.60m high to eaves level.

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

Climate Change Mitigation

This building will incorporate sustainably sourced timber that is compliant with CE Standards set out by Government. A soakaway around or underneath the building will be used to make a low environmental-impact way of dealing with surface water and rainwater unless otherwise specified. Any lighting within the building should it be required will be low wattage LED's.

Appearance

As indicated on drawing No. 1165-003 this building will incorporate an anthracite-coloured tile effect composite sheet with a tile effect to match existing building.

Vertical cladding down to floor level to be coated box profile steel sheeting coloured Terracotta.

The east side elevation will remain open to enable for easy access.

All roof and vertical joints will be made good with matching pressed metal flashings.

Along each side of the building will be 160mm half round black PVC gutters complete with 110mm diameter black PVC rainwater piping to terminate at ground level with a shoe.

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

Access

Access to the building will be from existing vehicular roadways to and around the holding. The applicants do not seek to increase the number of roadways.

Access can be gained to this holding from Fynney Lane which is a private track leading off Basford Lane.

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