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Planning Statement

Proposal:

Agricultural building for the storage of implements

Site Reference:

Finger Post Farm, Dilhorne Road, Caverswall

Introduction

This statement has been produced in support of a prior notification application for an agricultural building. This building will provide a safe storage area for the equipment required to manage the holding and dry secure storage area for the fertiliser required to provide essential nutrients to improve the quality of the grassland and dry feed supplements.

This holding is located northeast of the village of Caverswall in a rural area. The land and buildings are being used for fundamental agricultural processes. This holding extends to 42 acres in total. This farmland is currently used to rear sheep and produce fodder.

This holding was purchased by the applicant and her partner approximately 2 years ago and it was in a run-down condition with the main house being uninhabitable. They have been working hard over the last couple of years refurbishing the house which is now habitable with works continuing to complete the renovations.

The map shows 2 additional buildings on the holding (1 & 2), building 1 was no longer standing when the property was purchased, however the brick base was still in tact. Building 2 has since fallen down when a tree fell on it and the rest of the structure has been brought down to ground level for safety to be removed. These were originally pig barns in an old Nissan hut style see Image 1.

Images 2 & 3 shows the remnants of the building ready for removal from site.

It is in the location of the former buildings 1 & 2 that the applicant wished to site the proposed building for safety and security as this area is covered by CCTV following several attempted break ins during the renovation of the house. Since these attempted thefts the applicants implements and machinery has been stored in a secure lockup a few miles away, which is not viable or practical for every running of the holding.



Image 1. Source: Google Images



Image 2. Taken on site on 17 September 2024



Image 3 taken on site 17 September 2024

Agricultural Holding No.
37/272/0266

Existing buildings on the holding

The existing brick barn has a low eaves with stable type doors and is used when required for lambing sheep or housing in inclement weather, the adjacent hay barn is an open construction and is used for hay/straw storage.

Amount of development

The applicant wishes to erect a steel framed agricultural building with a floor area: 111.48m². The floor area of this building will be of an open plan type design.

Use of proposed building

Due to the design of the brick barn and hay store, they are not suitable for secure storage of the applicants implements and machinery or dry storage of bulk bags of fertiliser or fodder supplements for the livestock (approximately 40 sheep plus followers). The applicant is fully aware of the inadequate storage facilities available.

This proposed building will be used for general storage of farming equipment store and implements instead of storing them outside exposed to the elements. This building will also enable the applicant to have shelter to mend any broken-down implements. Implements to be stored include a tractor, topper, chain and harrows, ATV and other general agricultural equipment required to run the

holding. This building will also enable the equipment to be kept out of view and restricts the chances of the implements being stolen.

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 sit over the footprint of the previous buildings.

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

Scale

The applicant wishes to erect a steel framed building being 12.192m long x 9.144m wide x 3.50m high to eaves level.

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

Appearance

As indicated on drawing No. 1190-003 this building will incorporate a box profile steel sheeted roof, with an anti-condensation backing.

Vertical cladding down to 300mm above ground level to be treated Yorkshire boarding set in a lapboarded system. All roof joints will be made good with matching flashings.

The northwest gable elevation will incorporate 2 No. doors bi-parting hinged approximately 3.000m wide x 3.000m 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.

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 applicant does not seek to increase the number of roadways.

Access can be gained to this holding from Dilhorne Lane, Caverswall.

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