



J C Harrison Planning & Admin Services

19 Mayfield Avenue, Mayfield, Ashbourne, DE6 2JA

T: 07792 144155 E: jo@jcharrison.co.uk

Planning Statement

Proposal:

Agricultural building to store fodder and implements

Site Reference:

Ox Hay Farm, Meerbrook,

Introduction

This statement has been produced in support of a prior approval application for an agricultural building to be used for the storage of fodder and implements.

This holding is located north of Leek in a rural area. The land is being used for fundamental agricultural processes. This holding extends to 80 acres with 23 acres being owned.

The applicant farms 100 ewes plus followers, and up to 100 pigs and produces his own fodder.

The applicant and his holding work in partnership with Trading Standards as a welfare unit for pigs that need temporary home whilst investigations are carried out on their owners regarding animal welfare issues.

Due to the increase in temporary housing required as part of the welfare unit, the applicant no longer has anywhere to store his fodder and implements and has had to plastic wrap his bales in the last couple of years. The applicant wishes to be more environmentally friendly and not use plastic wrap, also he is losing up to 1/3rd of his fodder due to water ingress following several seasons of wet weather.

To help reduce costs moving forward the applicant would like to erect a building in which to store the fodder produced on the holding and the implements that are required to manage the holding.

The existing buildings on the holding are not suitable for either of these purposes or livestock housing.

Agricultural Holding Number

37/067/0177

Amount of development

The applicant wishes to erect a steel framed agricultural building. The internal floor area created by this development will be 487.68m². The floor area of this building will be split into 2 sections as shown on drawing No. 1202-002.

This proposal will assist the holding to be economically viable and provide dry storage for the fodder and implements.

Use of proposed building

As a result of the applicants expanding business the applicant requires this building to store fodder and implements for holding.

This building will be used to store some of the implements used on the holding such as a small tractor, topper, chain and harrows, 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 and provide a dry area in which to mend any broken-down machinery and implements. Storage of farming equipment undercover reduces the chances of them breaking down due to being exposed to the elements.

This building will also be used to store Heston bales of hay and straw, that are produced on the holding. By enabling these bales to be stored in the building it will reduce the use of plastics therefore helping the holding to remain environmentally friendly and reduce the loss of fodder which then requires replacement via other sources.

Currently the bales are stored outside and wrapped in plastic with weather ingress causing wastage and loss of profits.

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 holding.

Siting

As shown on drawing No. 1202-003 this proposed building will be sited adjacent to the livestock building.

Scale

The applicant wishes to erect an agricultural building 32.0m long x 15.24m wide x 4.88m high to eaves level.

We feel the scale and appearance of this building is appropriate for the site and its use and will be screened by the existing mature planting and proposed planting. It will be seen in context with the existing building.

Climate Change Mitigation

This building will incorporate sustainably sourced timber that is compliant with CE Standards set out by Government. The rainwater will be harvested into collecting tanks and used for the livestock as drinking water and washing down of agricultural machinery.

Landscaping

The site already benefits from a mature, however, the applicant is proposing further tree planting to the east of the building, but is happy to work with the LPA to further protect the amenities of the area.

Any trees 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 shown on drawing No. 1202-002 this building will incorporate a Natural coloured fibre cement roof, incorporating GRP roof lights.

Vertical cladding down to a 1.8m high concrete panel wall to the internal and south gable elevation and both side elevations will be treated Yorkshire boarding set in a traditional spaced system.

Below cladding to be pre-stressed concrete panels.

Along each side of the building will be 160mm half round black PVC gutters complete with 110mm diameter black PVC rainwater piping into a rainwater harvesting system and collection tank.

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 off Gunn Road, Meerbrook.

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