

PLANNING STATEMENT

ADDRESS:

Moorville Hall Farm, Leek Road, Cellarhead, S-o-T, Staffs, ST9 0DG.

DESIGN:

Demolition of existing dilapidated brickwork structure and replace with new single storey portal framed agricultural building, similar in height and design to adjacent barn.



Photo - see structure to be demolished and adjacent barn

USE:

Proposed single-storey barn providing a dry and secure space for the purpose of food and bedding storage and maintenance of farm equipment.

Food, bedding, equipment storage and the isolation pen currently share space in the adjacent barn, so the proposed structure will improve farm management.

AMOUNT & SCALE:

The proposed floor area is approx 140sq.m, with a height to eaves of 2.50m and to the ridge of 5.0m.

The structure to be demolished is approx 21sq.m and is part of the existing arrangement of structures in the central farm area extending to approx 1500sq.m.

LAYOUT:

The siting, orientation and internal layout of the proposed structure is directly related to the site characteristics in terms of position and access.

Also, a secondary benefit to the proposed position of the barn is to restrict overlooking from Moorville Hall hotel. The applicant has some concerns with the current use of the hotel and the proposed helps to mitigate issues that have arisen.

APPEARANCE:

The proposed structure is a traditional method of construction, with corrugated steel low pitch roof with blockwork and timber panel elevations. A large vehicle door will provide access to the new structure - see drawing.

Following removal of the tree that is disrupting all surrounding structures, and in particular the boundary wall, the reinstatement of the boundary wall will be repaired/rebuilt as necessary.

The architectural drawings for the proposed barn conversion are organized into two main columns: 'Existing' and 'Proposed'.

Existing Floor / Site Plan (scale 1:100): This plan shows the current layout of the site. It includes a 'Farm Bungalow' on the left, a central 'Yard', and an 'Existing Barn' on the right. The barn is divided into four sections: '1. Habitation Carriage Port', '2. Feedstock Storage', '3. Bedding Storage', and '4. Equipment Storage'. A 'Raised Garden Area' is located to the north of the yard, and a 'Tree' is marked. 'Motel Chalets' are shown to the north. 'Lean To' structures are indicated on the barn's roofline. A 'Gar for Mo.' (Garage for Motorcycles) is shown to the east of the barn.

Proposed Floor / Site Plan (scale 1:100): This plan shows the proposed layout. The 'Farm Bungalow' and 'Yard' remain. The 'Existing Barn' is replaced by a 'Proposed Barn' with 'Proposed Uses: 1. Feed & Bedding Storage, 2. Equipment Storage'. A 'Store / Workshop' is added to the north of the proposed barn. The 'Gar for Mo.' is also shown. 'Motel Chalets' are to the north. 'Lean To' structures are indicated on the barn's roofline.

Elevations:

- Existing Western Elevation (scale 1:100):** Shows the current profile of the barn from the west, featuring a gabled roof and a series of windows.
- Proposed Western Elevation (scale 1:100):** Shows the proposed profile of the barn from the west, featuring a gabled roof and a series of windows.
- Existing Northern Elevation (scale 1:100):** Shows the current profile of the barn from the north, featuring a gabled roof and a series of windows.
- Proposed Northern Elevation (scale 1:100):** Shows the proposed profile of the barn from the north, featuring a gabled roof and a series of windows.

Location Plans:

- Location Plan (scale 1:1250):** Shows the site's location within the surrounding area, with the proposed barn highlighted in red.
- Site Plan (scale 1:500):** Shows the site's location within the surrounding area, with the proposed barn highlighted in red.
- Location Plan (scale 1:10000):** Shows the site's location within the surrounding area, with the proposed barn highlighted in red.

Table:

Barn Conversion			
Item	Scale	Notes	Rev
1. Habitation Carriage Port	1:100	Proposed	1
2. Feedstock Storage	1:100	Proposed	1
3. Bedding Storage	1:100	Proposed	1
4. Equipment Storage	1:100	Proposed	1
5. Store / Workshop	1:100	Proposed	1
6. Gar for Mo.	1:100	Proposed	1
7. Raised Garden Area	1:100	Proposed	1
8. Tree	1:100	Proposed	1
9. Motel Chalets	1:100	Proposed	1
10. Lean To	1:100	Proposed	1
11. Farm Bungalow	1:100	Proposed	1
12. Yard	1:100	Proposed	1
13. Existing Barn	1:100	Proposed	1
14. Proposed Barn	1:100	Proposed	1
15. Store / Workshop	1:100	Proposed	1
16. Gar for Mo.	1:100	Proposed	1
17. Raised Garden Area	1:100	Proposed	1
18. Tree	1:100	Proposed	1
19. Motel Chalets	1:100	Proposed	1
20. Lean To	1:100	Proposed	1
21. Farm Bungalow	1:100	Proposed	1
22. Yard	1:100	Proposed	1
23. Existing Barn	1:100	Proposed	1
24. Proposed Barn	1:100	Proposed	1
25. Store / Workshop	1:100	Proposed	1
26. Gar for Mo.	1:100	Proposed	1
27. Raised Garden Area	1:100	Proposed	1
28. Tree	1:100	Proposed	1
29. Motel Chalets	1:100	Proposed	1
30. Lean To	1:100	Proposed	1
31. Farm Bungalow	1:100	Proposed	1
32. Yard	1:100	Proposed	1
33. Existing Barn	1:100	Proposed	1
34. Proposed Barn	1:100	Proposed	1
35. Store / Workshop	1:100	Proposed	1
36. Gar for Mo.	1:100	Proposed	1
37. Raised Garden Area	1:100	Proposed	1
38. Tree	1:100	Proposed	1
39. Motel Chalets	1:100	Proposed	1
40. Lean To	1:100	Proposed	1
41. Farm Bungalow	1:100	Proposed	1
42. Yard	1:100	Proposed	1
43. Existing Barn	1:100	Proposed	1
44. Proposed Barn	1:100	Proposed	1
45. Store / Workshop	1:100	Proposed	1
46. Gar for Mo.	1:100	Proposed	1
47. Raised Garden Area	1:100	Proposed	1
48. Tree	1:100	Proposed	1
49. Motel Chalets	1:100	Proposed	1
50. Lean To	1:100	Proposed	1
51. Farm Bungalow	1:100	Proposed	1
52. Yard	1:100	Proposed	1
53. Existing Barn	1:100	Proposed	1
54. Proposed Barn	1:100	Proposed	1
55. Store / Workshop	1:100	Proposed	1
56. Gar for Mo.	1:100	Proposed	1
57. Raised Garden Area	1:100	Proposed	1
58. Tree	1:100	Proposed	1
59. Motel Chalets	1:100	Proposed	1
60. Lean To	1:100	Proposed	1
61. Farm Bungalow	1:100	Proposed	1
62. Yard	1:100	Proposed	1
63. Existing Barn	1:100	Proposed	1
64. Proposed Barn	1:100	Proposed	1
65. Store / Workshop	1:100	Proposed	1
66. Gar for Mo.	1:100	Proposed	1
67. Raised Garden Area	1:100	Proposed	1
68. Tree	1:100	Proposed	1
69. Motel Chalets	1:100	Proposed	1
70. Lean To	1:100	Proposed	1
71. Farm Bungalow	1:100	Proposed	1
72. Yard	1:100	Proposed	1
73. Existing Barn	1:100	Proposed	1
74. Proposed Barn	1:100	Proposed	1
75. Store / Workshop	1:100	Proposed	1

November 2024, rev: