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Planning Statement

Proposal:

Agricultural building for the storage of fodder and implements

Site Reference:

Shirley Cottage, Garston, Whiston

Introduction

This statement has been produced in support of a prior notification application for an agricultural building. The building will provide a dry storage area for the fodder and reduce the need for plastic wrapping and for the storage of implements and machinery required to manage the holding.

This holding is located northeast of the village of Whiston in a rural area. The land is largely being used for fundamental agricultural processes. The farmland is currently used to produce fodder and for rearing sheep. The holding extends to approximately 18 acres.

Animals on the holding

The applicant currently has 50 ewes plus followers with lambing generally at the end of January.

Amount of development

The applicant wishes to erect a steel framed agricultural building, with an approximate internal floor area of 223m². The floor area of this building will be of an open plan type design.

Existing Buildings

There is currently only one other building on site, which is used for livestock and stables alongside the menage area. This building is unable to accept modern machinery as the height of the building is too low and there is no room inside for storage.

Use of proposed building

As a result of the inadequate storage facilities on site the applicant requires this building in which to store the fodder produced on the holding without the need for plastic wrapping and loss of produce from weather ingress.

The applicant is fully aware of the inadequate storage facilities available.

This building will also be used to store some of the implements used on the holding such as a tractor, topper, chain and harrows, roller 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 helping the holding to become more environmentally friendly.

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

This proposed building has been sited near the existing building, without impeding the existing buildings use.

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 18.29m long x 12.19m wide x 3.658m high to eaves level.

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

Climate Change Mitigation

This building will incorporate sustainably sourced timber that is compliant with CE Standards set out by Government. Rainwater from the building will be harvested into rainwater harvesting tanks for use as livestock drinking water and for washing down agricultural machinery and any lighting within the building will be run off the solar panels.

Appearance

This building will incorporate a natural coated coloured fibre cement sheeted roof, incorporating GRP rooflights and solar panels.

Vertical cladding down to within 800mm of ground level to be treated Ventair box profile steel sheeting, coloured Juniper Green (12B29). All roof joints will be made good with matching barge board.

Along each side of the building will be 160mm half round black PVC gutters, complete with 110mm diameter black PVC rainwater piping to terminate rainwater harvesting tanks.

Below cladding to be pre-stressed concrete panels, with the panels on the north side elevation being shielded by the stone wall.

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 access from the roadway, onto the holding.

Part of the existing building will be demolished (see drawing No. 1210-002) to create an access suitable for machinery and implements into the field from the main driveway and yard area. This will create another security measure as the access point is covered by CCTV and passes by the dwelling.

Access can be gained to this holding from the A52 Ashbourne Road, Whiston.

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