

Planning Statement

Proposal:

Agricultural building for the storage of implements and fodder.

Site Reference:

Land southeast of 2 Greenfield, Blakeley Lane, Whiston

Introduction

This statement has been produced in support of a prior notification application for an agricultural storage building. This building will provide a safe storage area for the equipment and dry storage area for fodder.

This holding is located east of Whiston, in a rural area. The land is being used for fundamental agricultural processes. This holding extends to approximately 13 acres and is currently used for rearing pedigree Portland and Hebridean sheep and produces fodder.

The applicant has nowhere to store his machinery and implements undercover, with the increase in rural crime the applicant would like to be able to create an area under cover to deter people from entering site with the pretence to theft.

Existing buildings on the holding

There are no buildings onsite suitable to store the fodder and implements for the holding.

Rented Land and Buildings

The applicant does not rent any additional land or buildings.

Amount of development

The applicant wishes to erect a steel framed agricultural building with an internal floor area of 122m². The floor area of this building will be of an open plan type design.

Use of proposed building

As a result of there being no buildings on site in which to store the implements required to manage the holding and undercover area in which to store the fodder produced on site the applicant currently has to use plastic wrap which is costly to purchase, adds a further cost following harvest to wrap the bales and is not environmentally friendly. There are very few places the take used plastic wrap with it often going to landfill sites.

Implements to be stored include a tractor, topper, chain and harrows, mower 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 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.

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.

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 planting. However, the applicant is happy to work with the LPA to further protect the amenities of the area and screen the building.

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.

Siting

This proposed steel framed building will be sited over an area currently used to store the bales produced on the holding.

The proposed building will be positioned approximately 9.0m away from the fence boundary line in order to allow for more planting near the boundary and not affect the existing planting and 4.5m away from the wall at the rear of the building.

Alternative locations were looked at closer to the main dwelling; however, this would require a length of track approximately 175m long from the entrance to the field (located near the proposed building) and would also then be sited in an area that regularly floods after heavy rain, making the ground impassable for agricultural vehicles. We feel this building has been positioned in the most practical location for its use without any significant impact on the wider landscape and need for excessive long tracks.

Scale

The applicant wishes to erect a steel framed building being 13.716m long x 9.144m wide plus a 1.5m wide weather canopy x 4.20m high to eaves level.

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

Appearance

As indicated on drawing No. 1262-002 this building will incorporate a box profile steel sheeted roof, coloured Slate Blue (18B29) to imitate a slate roof of a traditional barn and will incorporate GRP rooflights and solar panels to the southeast slope only.

Vertical cladding down to a concrete block wall will be box profile steel sheeting, coloured Slate Blue (18B29) to assist in its assimilation into its surroundings. All roof joints will be made good with matching barge boards.

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 for use on the holding.

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. The applicant does not seek to increase the number of roadways or access points.

Access can be gained to this holding from Blakeley Lane, Whiston and unclassified road according to Geoplace – Find my Steet website.

There will be no additional impact on the access to the site and vehicle impact to the surrounding area will remain unaffected.