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DESIGN & ACCESS STATEMENT

PLANNING APPLICATION FOR AN AGRICULTURAL/FORESTRY BUILDING AND LEAN-TO LOG STORE AT GLEAGLOW COTTAGE, TROUGHSTONES ROAD, ST8 7SL



Photo courtesy of Google Maps

December 2025

DESIGN & ACCESS STATEMENT

Planning Application to construct a new Agricultural/forestry Buildings at Glea Glow Cottage, Troughstones Road, ST8 7SL.

INTRODUCTION / CONTEXT

This design and access statement is to support the application to construct a new agricultural/forestry/ land management building at Glea Glow Cottage.

The applicant is a tree surgeon with a busy forestry maintenance business. He bought the dwelling primarily because he has a growing family and the dwelling provided the space his family required. A benefit of the property is the land which came along with the dwelling. The applicant needed space for his machinery and vehicles to be stored to maintain surrounding land, and also secure the tools of his trade whilst at home, sharpen chainsaws etc. With the parcel of land which belongs to the property there is scope to build an agricultural/forestry building for the secure storage of his machinery and vehicles and space to maintain them.



The site is quite rural and exposed; machinery left in the open could be subject to theft and deterioration in harsh weather.

PROPOSAL

The construction of a multi-purpose part agricultural/part forestry building to provide dry storage protecting the machinery from weather conditions and allowing regular maintenance. The applicant already rents a unit elsewhere to store the main equipment, this proposed store will allow him to carry out some maintenance 'out of hours'. The enclosed part of the building will also allow safe storage of their all-terrain vehicle and small tractor for use on the land.

Another use for the proposal is the covered log store. With his job the applicant obtains a large volume of timber which he stores either for the families own use the applicant hopes to be able to store the timber in a dry covered space where it can be stored until it is seasoned and ready to burn.

The proposed structure is proposed to be constructed using exposed steel columns, low level concrete wall panels. The wall continues up to eaves and ridge level using corrugated tin sheets in a green colour. The roof over the machinery store and log store are to both be green corrugated sheets to match the walls. The colour has been chosen to be complementary to the environment.

USE & AMOUNT

The proposed development shall all be used for agricultural/forestry purposes, of modest sizes to suit their requirements and proportional to the property and surrounding land.

The machinery shed shall be used for the storage of his vehicles/equipment as well as to help the applicant make repairs to his equipment. The shed will allow the applicant to store his equipment and farm vehicles in a dry place, removing the effects that harsh weather has on the machinery, this will decrease the need for repairs and increase the lifespan of the applicants machinery.

The applicant is a tree surgeon and also requires space to store timber he collects from his job. The applicant needs a dry/covered space to limit how damp the logs get, this prevents water damaging the timber

LAYOUT

The layout of the machinery shed is a simple open space. The whole building will be used for storage of the equipment/vehicles and the applicant will have space for a workbench and tools to aid his maintenance.

The log store is a lean-to structure situated on the rear of the building and sits at a lower level to the machinery store to reduce the effect on the landscape.

The layout on site and overall position of the proposed building has been chosen for several reasons. Firstly, it does not require any new access onto the highway as the access for Glea Glow Cottage will be used. The siting of the building is within close proximity to the dwelling and requires minimal landscaping to the site.



SCALE

The scale of the proposed building is deemed to be suitable for the application in providing dry facilities for storage of machinery.

LANDSCAPING

There is no critical landscaping aspects covered in this application. Tree & hedge planting shall be carried out to the roadside boundary to infill gaps, providing screening, as well as additional trees planted on the adjacent to the boundary

APPEARANCE

The proposed appearance of the building will be sympathetic towards the surrounding landscape as the tin sheeting is of a green colour to compliment to landscape.

ACCESS

The current access to the site is in place from the highway through the house driveway, this shall remain unchanged.

RELEVANT PLANNING LEGISLATION AND POLICY

The proposal has been assessed against the relevant national legislation, National planning policy and the adopted Staffordshire Moorlands development plan.

National Planning Policy (NPPF)

The National Planning Policy Framework gives great weight to conserving landscape and scenic beauty in National Parks while also supporting the sustainable growth of rural and agricultural businesses. The proposal represents a modest new agricultural building which lies within close proximity to the dwelling on the property. The proposal is considered a major development.

The NPPF (and hence local planning policy) recognises that buildings for agriculture and forestry are among the allowed exceptions to the “inappropriate development” rule.

Staffordshire Moorlands Local Plan (Adopted September 2020)

The proposal complies with the Staffordshire Moorlands Policies, including:

SS6 – Biddulph Area Strategy

SS10 – Other Rural Areas Strategy

DC1 – Design Considerations

DC3 – Landscape and Settlement Settings

The proposed agricultural/forestry building is modest and uses, uses materials which are complimentary to its environment, and its position within the property to reduce the landscape impact. It supports to growth f the applicants forestry business and is therefore consistent with both Nation Policy and Staffordshire Moorlands Policies.