

PLANNING STATEMENT

Proposal

General Purpose Agricultural Building, to house livestock and storage of implements

Site Reference: Elderberry Barn, Bentygrange Lane, Waterfall, Staffordshire, ST13 7PU

Introduction

This statement is in relation to a full planning application for a general purpose agricultural building to house livestock and implements.

This is a new application following the refusal of a previous application upon appeal. The appeal reference was APP/B3438/W/25/3365632 and the original application was SMD/2024/0417.

Having considered the planning inspectors decision this new application is of a significantly reduced size, 50% less in area compared to the previous application. Additionally, the proposed building is located further away from the existing barn and so as to mitigate any influence on the character of the host property.

The proposed location takes advantage of an existing hedge which is currently 6M in height mitigating the impact of the building within the current landscape. Additional planting is proposed to further assist the blending of the building into the landscape.

The holding is located to the west of Waterhouses. The landscape character type falls within the Gritstone Highland Fringe, the land is undulating with plateaus, steep slopes and valleys. The fields in the area are generally enclosed by gritstone walls and hedgerow boundaries.

The applicants land is being used for agricultural processes. The holding extends to 15 acres (6 Hectares) in total. This is made up of land owned by the applicant and land rented under a FTA. The rented land is within walking distance of the applicants home address, which makes for easier transfer of livestock by foot. The Farm Tenancy Agreement is included in this application, and viewing of the land is welcomed. A map demonstrating the distance from the applicants land is included in the application.

The applicant wishes to embark on a farming business which is embedded in his family, having close relatives all actively generating income from farming. The applicant has a an agricultural holding number 37/020/0368

Animals

The applicant currently holds 15 head of sheep with Lambs at foot. Subject to approval of this application the applicant wishes to expand his flock and potentially move into rare breeds. The holding register and medical register for the current flock is included within the application.

Development

The applicant wishes to erect a steel framed agricultural building. The floor area created by this development will be 125.42m². The floor area of this building will be open plan to allow for flexible use throughout the year.

This proposal will assist the holding in becoming viable and ensure good welfare standards for the livestock in line with Defra guidelines.

Use of proposed building

Do to there being no livestock housing currently on site, the building will be used as a lambing shed providing shelter from inclement weather and improving the welfare of the animals. Fodder will also be stored within the building.

The building will provide a good farm/stock facility complying with Defra regulations.

The building will be used to store some of the farm equipment to include Tractor, Topper, chain and harrows, improving the visual aspect of the holding in general.

Siting & Landscaping

As shown on the site block and Landscaping plan DRN 0002, the proposed building will be situated on the easterly boundary of the applicants land. This will allow for ease of access but take advantage of the 6m high existing hedge mitigating impact on the landscape. Additionally, it is proposed to provide additional hedging to the west and south walls of the proposed building so as assist with the blending of the building into the landscape. The applicant is happy to carry out ant landscaping schemes specified by yourselves in order to protect the area.

Trees and hedging will be provided in accordance with BS3936 and planted in accordance with BS4428.

Scale

The applicant wishes to erect an agricultural building extension 9.14m long x 13.72m wide x 3.658m to eaves level. It is felt that the scale and appearance of this building is appropriately sized and similar to other buildings in the area.

Climate change litigation

The building will incorporate sustainably sourced timber that is compliant with CE markings. Lighting for the building will be LED low wattage.

Appearance

The building will be constructed of a natural coloured fibre cement roof, coloured Juniper Green (12B29), incorporating GRP roof lights.

Vertical cladding down to gritstone walls that face the concrete panels to both side elevations and North gable elevation to be box profile steel sheeting, coloured Juniper Green (12B29)

The south elevation will be clad down to the concrete panels with upper elevation of the wall consisting of treated Yorkshire Boarding set in a traditional spaced system to allow for good ventilation when housing of livestock.

The gritstone wall cladding over concrete panels will be locally sourced.

The North Gable will incorporate a bi-parting sliding door, sheeting with Juniper flat sheets to match the colour of the cladding.

Along each side of the building will be 160mm half round black PVC gutters complete with 110mm diameter black PVC rainwater piping into a soak away.

These materials will blend into the existing landscape without any adverse effect.

The building is designed to comply with BS:5502

Access

Access to the building would be via the existing vehicular roadways on the holding. The applicant has no intention of altering anything in this regard.