HPK/2011/0225

27 MAY 2011

DESIGN AND ACCESS STATEMENT

BROADHEY FARM

DIGLEE ROAD FURNESS VALE DERBYSHIRE

RETENTION OF HAY BARN (RETROSPECTIVE)



PREPARED BY simon associates RURAL PLANNING CONSULTANTS FOR MR & MRS J McMULLAN

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CONTENTS

1.0 INTRODUCTION

2.0 PLANNING HISTORY

3.0 PLANNING POLICY

4.0 BUILDING

5.0 SUMMARY

PLANS

LOCATION PLAN JM210 1:2500

SITE PLAN JM211 1:250

PLAN & ELEVATIONS JM212 1:200

TREE SURVEY JM213

1.0 INTRODUCTION AND BACKGROUND

1.1

The Hay Barn building was purchased and erected by the applicant. At that time they were not aware that planning permission was required and were not advised by the suppliers that they required planning permission. The building is of timber frame construction throughout built off a concrete base and having corrugated sheet roofing.

1.2

The barn is required to store Hay and straw and feeds used on the farm with regard to the animals kept on the farm which include sheep,poultry and ponies. The barn is also used as a 'lambing shed ' for a number of weeks each Spring.There are no other buildings on the farm to meet the use provided by the Hay Barn.

1.3

This report has been prepared to support an application for the retention of the Hay Barn. The report provides an analysis of the development with regard to current Planning Legislation and the appropriateness of the development in respect of Local and National Planning Policy.

2.0 PLANNING HISTORY

2.1
There have been two previous applications which included the Hay Barn in their subject matter, Application Number HPK/2009/0494 refused on 23/11/2009 and Application HPK/2010/0389 refused 03/11/2010. In each of these previous aplications the provision of the Hay Barn was considered in conjuntion with other buildings on the site.This application deals singularly with the Hay Barn Building.

3.0 PLANNING POLICY

3.1
The property lies within the administrative area of the High Peak Borough Council

3.2
Current planning policy within the Borough is based upon the saved policies of the Peak Local Plan(adopted March 2005) Saved Policies have been issued in the form of The Saved Policies Plan and only those contained within this document continue to form part of the development plan,all other policies ceasing to be considered in the determinatiion of planning applications.

3.3
Relevant policies of the Saved Local Plan in respect of this application are :-

OC1 Countryside Development.
OC2 Green Belt
OC3 Special Landscape Area Development
OC4 Landscape Character and Design
OC6 Agricultural Development

In addition to the above Local Plan Policies the Authority relies upon guidance issued by Central Government in the form of Planning Policy Statements (PPS's) and National Planning Policy. Relevant National Policies are Town & Country Planning Act 1990 , The General Permitted Development Order 1995 and PPS's 2 and 7

3.4 LOCAL PLANNING POLICY OC1

OC1 - COUNTRYSIDE DEVELOPMENT

The Countryside will cover all land beyond the Built-Up Area Boundaries defined on the proposals map, including the Green Belt and Special Landscape Area.

Within the Countryside, Planning Permission will be granted for development which is an integral part of the rural economy and which can only be carried out in the Countryside provided that individually or cumulatively:

the development will not detract from an area where the open character of the countryside is particularly vulnerable because of its prominence or the existence of a narrow gap between settlements; and
the development will not generate significant numbers of people or traffic to the detriment of residential amenity, highway safety, landscape or air quality or otherwise have an unacceptable urbanising influence; and
the development will not have a significant adverse impact on the character and distinctiveness of the countryside

Policies relating to specific categories of development acceptable in the Countryside can be found under individual topic headings elsewhere in the plan.

COMMENT

The building is not sited in a prominent position.It is surrounded on three sides by existing development and on the north side by higher rising ground.

The development will not generate any additional traffic or numbers of people, will not affect air quality.

The development will not due to the chosen site and its use affect the character or distinctiveness of the countryside.

3.5 LOCAL PLANNING POLICY OC2

OC2 - GREEN BELT DEVELOPMENT

In the area of green belt defined on the proposals map approval will not be given, except in very special circumstances, for the construction of new buildings for purposes other than:

agriculture and forestry;
essential facilities for outdoor sport and recreation and cemeteries;
limited extension, alteration or replacement of existing dwellings;
limited infilling or redevelopment at existing major developed sites;

Other development, including material changes in the use of land and buildings, will only be permitted where it maintains the openness of the Green Belt and does not compromise Green Belt purposes.

Development within or conspicuous from Green Belts should not injure the visual amenities of the Green Belt.

COMMENT

Local Plan Policy OC2 states that permission will be given for new buildings required for agriculture and forestry purposes.

This Local Plan Policy reflects the provisions within PPS 2 Green Belts Paragraph 3.4 which confirms that development for agriculture and forestry is appropriate development within the Green Belt.

3.6 LOCAL PLAN POLICY OC3

OC3 - SPECIAL LANDSCAPE AREA DEVELOPMENT

Within the Special Landscape Area defined on the proposals map, development in accordance with policies OC1 and OC2 will be permitted, provided that it will not detract from the special qualities and character of the Special Landscape Area.

Where development is permitted in the Special Landscape Area the developer will be required to have special regard to the landscape quality of the area in relation to siting, design and landscaping.

COMMENT

Policy OC3 states that development which accords with the provisions of policy OC2 will be permitted as long as it does not detract from the character of the special landscape.

The building is sited in an inconspicuous and unobtrusive position surrounded by existing buildings and higher, rising gound which combine to provide minimum visual exposure of the building within the surrounding landscape. The design is that of a simple rectangular shape with a pitched roof reflecting the traditional simple design of traditional rural buildings which assimilates to the surrounding built forms of its location.

3.7 LOCAL PLAN POLICY OC4

OC4 - LANDSCAPE CHARACTER AND DESIGN

Planning Permission will be granted for development considered appropriate in the Countryside provided that its design is appropriate to the character of the landscape.

Appropriate design of development shall accord with the characteristics of the type of landscape within which it is located including having regard to and conserving:

the landform and natural patterns of drainage;
the pattern and composition of trees and woodland;
the type and distribution of wildlife habitats;
the pattern and composition of field boundaries;
the pattern and distribution of settlements and roads;

COMMENT

The development, a Hay Barn, would by any means be considered an appropriate building to be sited in the countryside. The simple rectangular design under a pitched roof reflects the simple vernacular building style of the adjacent rural buildings and is therefore in character with the immediate surroundings and the wider countryside.

The development fits into the existing poattern of development and land form of the site without causing emncroachment into the surrounding pattern and composition of field boundaries.

The development does not disturb the pattern of existing tree growth, settlements or roads.

3.8 LOCAL PLAN POLICY OC6

OC6 - AGRICULTURAL DEVELOPMENT

PLANNING PERMISSION WILL BE GRANTED IN THE COUNTRYSIDE FOR DEVELOPMENT REQUIRED FOR AGRICULTURAL PURPOSES, PROVIDED THAT;

- **THE SCALE OF DEVELOPMENT IS APPROPRIATE TO THE AGRICULTURAL NEED; AND**
- **THE DEVELOPMENT IS DESIGNED AND SITED SUCH THAT IT DOES NOT CAUSE SIGNIFICANT HARM TO VISUAL OR RESIDENTIAL AMENITY, OR LOCAL LANDSCAPE CHARACTER; AND**
- **BUILDINGS WILL BE DEMOLISHED IF NO LONGER REQUIRED FOR AGRICULTURAL PURPOSES IN PROMINENT OR ISOLATED LOCATIONS AND IN OTHER LOCATIONS IF AN ACCEPTABLE ALTERNATIVE USE CANNOT BE FOUND.**

COMMENT

The building is required to provide covered storage for animal feed, hay and straw for bedding and provide shelter and lambing facilities for the farms small herd of sheep. There are no other buildings on the farm. The building is small by comparison providing some 36 sq.mtrs of covered storage space,a cubic capacity of some 144 cu.mtrs this reflects the level of livestock numbers on the farm. The scale of the development is seen as appropriate to the need.

The siting and design have been discussed in comments relating to other policies of the local plan where it has been demonstrated that the development does not cause significant visual harm or detrimnt to local landscape character.

4.0 THE BUILDING

4.1 AMOUNT OF DEVELOPMENT

The development consists of a single building some 9m x 4m x 4m to easves.

4.2 USE

For the storage of feed, hay and straw to ensure a high quality of feed and minimise loss through improper storage.

4.3 LOCATION

The building is located within the yard of the farm adjoining the stable building. The floor level is considerably lower than the land to the north and west of the site resulting in minimal visual disturbance to views over the surrounding countryside from within the local area.

4.4 SCALE AND APPEARANCE

The building is not large in scale by comparison to most agricultural buildings amounting to some 36 sq. mtrs in floor area and 5mtrs in height which reflects the needs of stock on the farm at this time.

The building is constructed using a timber frame clad with timber boarding. A pithched roof of timber trusses and corrugated sheet roofing.

The east gable is open to eaves height to provide access for machinery used to stack bales of hay and straw.

4.5 ACCESS

The building is soitiuated so as to have direct access from the existing yard. There is no requirement to make any changes or additions to the existing access arrangement.

5.0 SUMMARY

It has been shown by reference to the saved policies of the local plan and guidance laid down in PPS 2 (Green Belts) that the development subject of this application is appropriate development in terms of Green Belt policies.

Furthermore that the development is permitted development within the terms of the GPDO 1995

The building has been sited in an unobtrusive and inconspicuous position reducing any detrimental effects on the surrounding landscape and views of it to a minimum.

The building relates to an agricultural need and is commensurate with the requirements of that need.

It is concluded that the building is of an appropriate form of development within the Green Belt , represents a form of permitted development as set out in the GPDO 1995 and meets the requirements of the saved policies of the local plan so far as they are applicable to this form of development.

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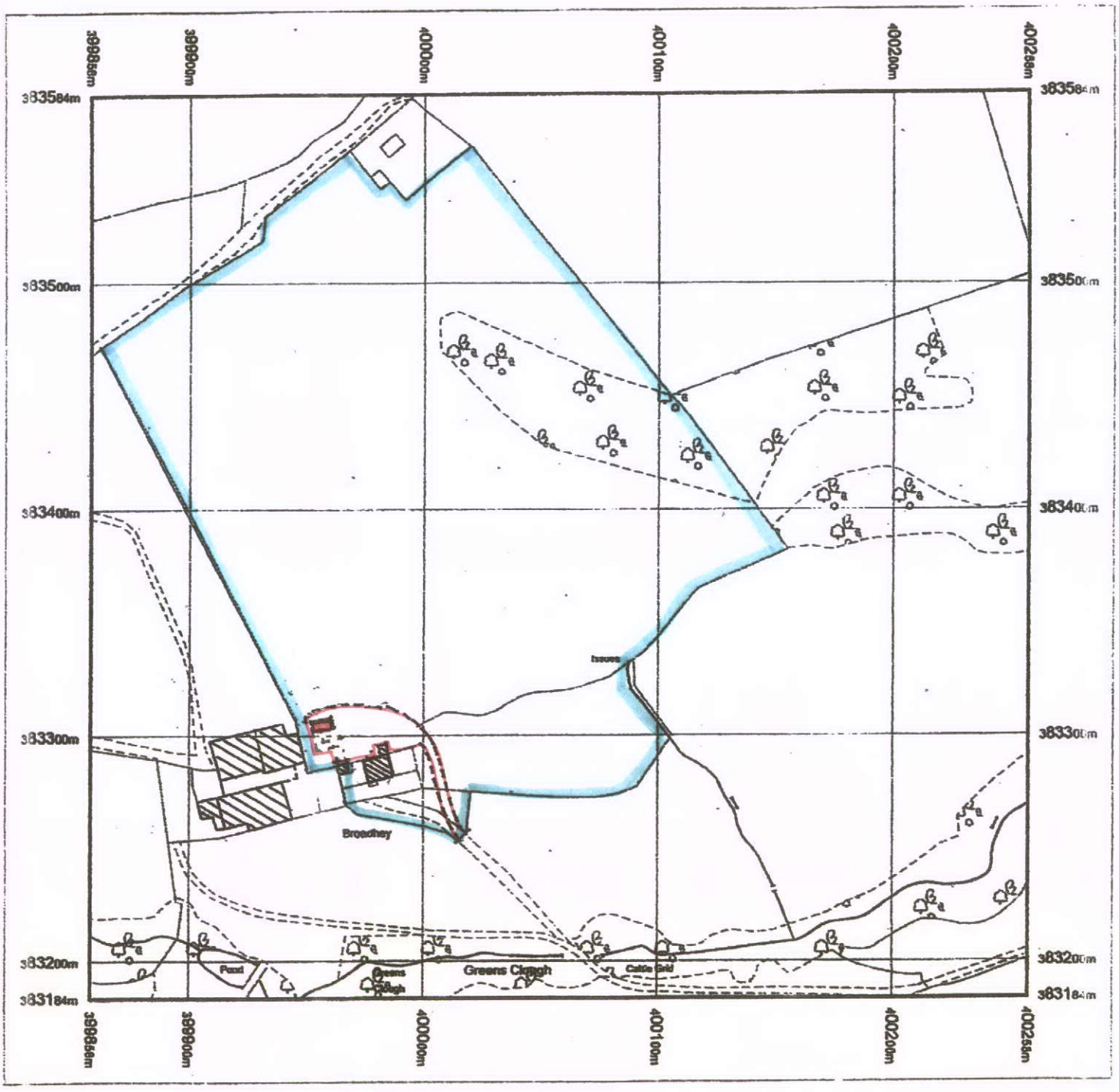

LEGEND	
SITE	
OTHER LAND OWNED BY APPLICANT	

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Metres
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Scale 1:2500

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Centre coordinates: 400057.63

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HAY BARN AT BROADHEY FARM DIGLEE ROAD
FURNESS VALE DERBYSHIRE FOR MR J McMULLAN
LOCATION PLAN SCALE 1: 2500 DRG No JM210

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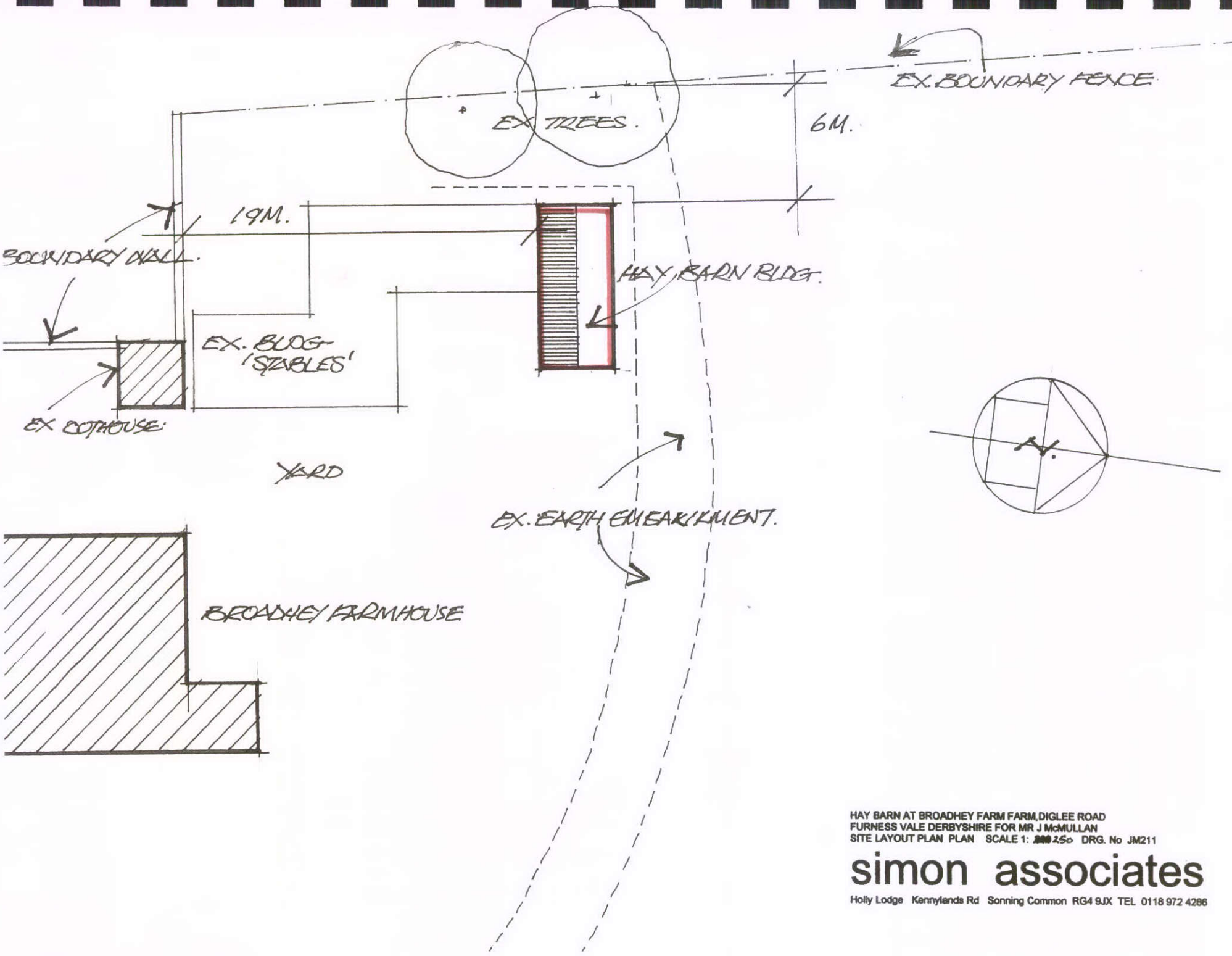

HAY BARN AT BROADHEY FARM FARM, DIGLEE ROAD
FURNESS VALE DERBYSHIRE FOR MR J McMULLAN
SITE LAYOUT PLAN PLAN SCALE 1: 1250 DRG. No JM211

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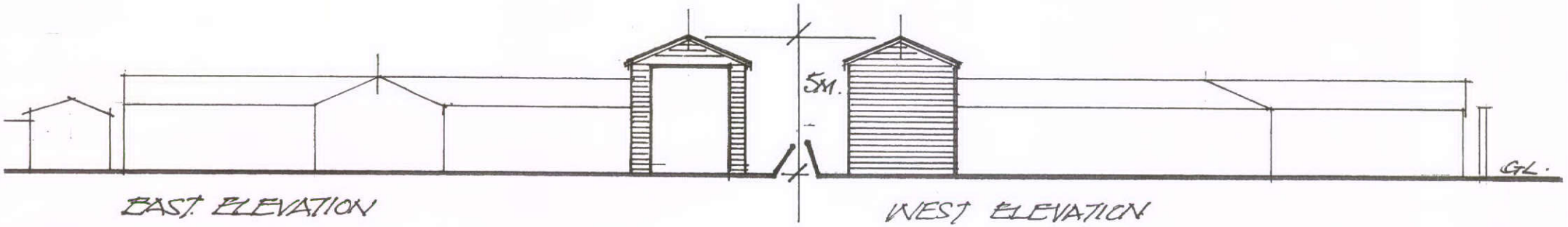
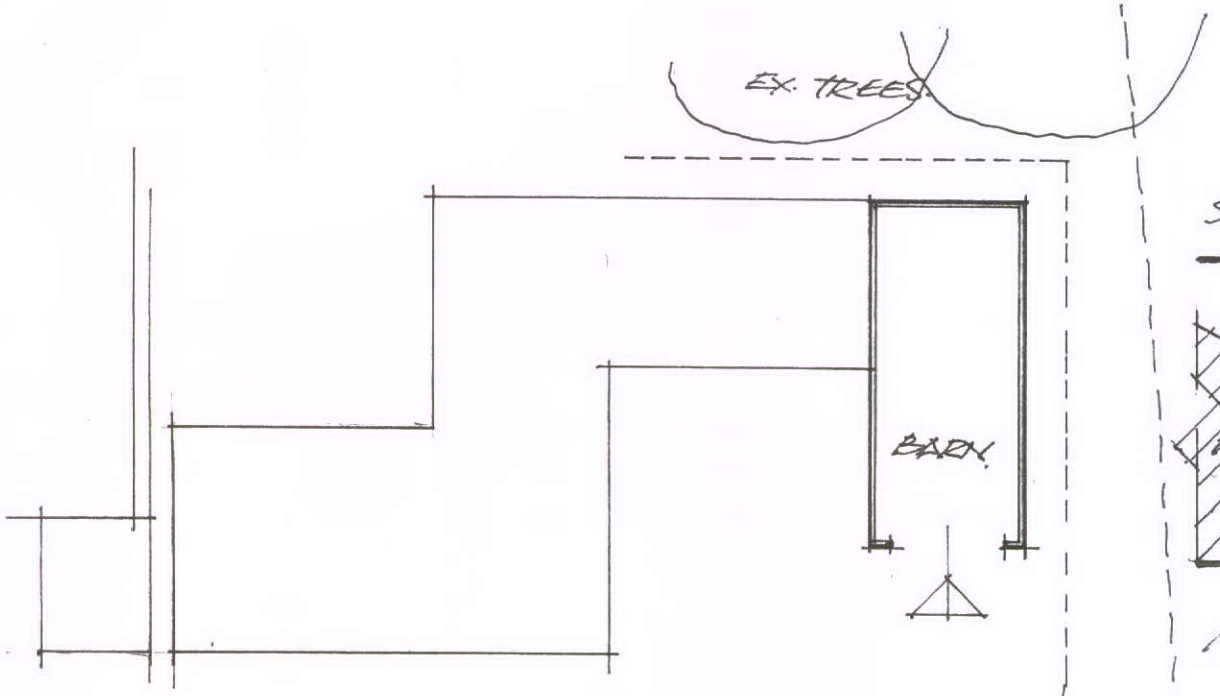
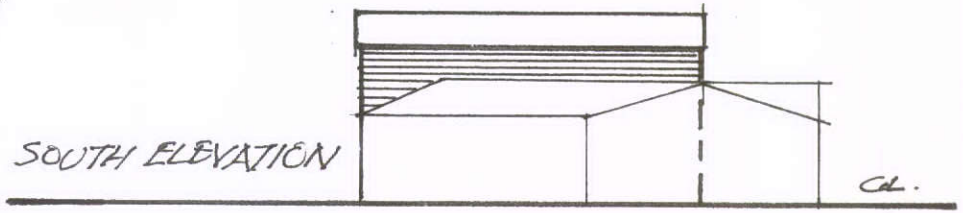
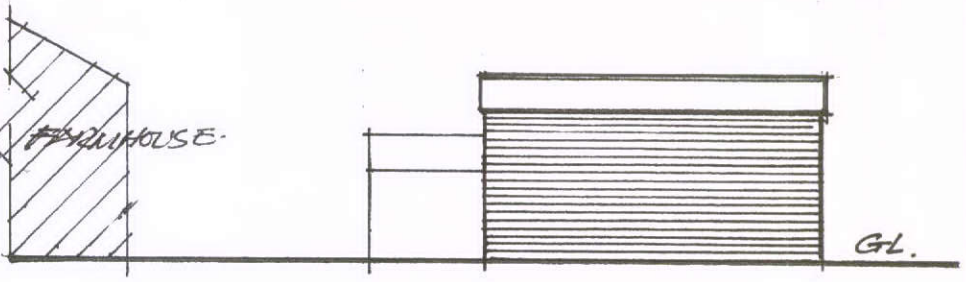


EAST ELEVATION

WEST ELEVATION







NORTH ELEVATION.

BROADHEY FARMHOUSE.

PLAN.

EARTH EMBANKMENT

HAY BARN AT BROADHEY FARM DIGLEE ROAD
FURNESS VALE DERBYSHIRE FOR MR J McMULLAN
BUILDING PLAN AND ELEVATIONS SCALE 1: 200 DRG. No JM212

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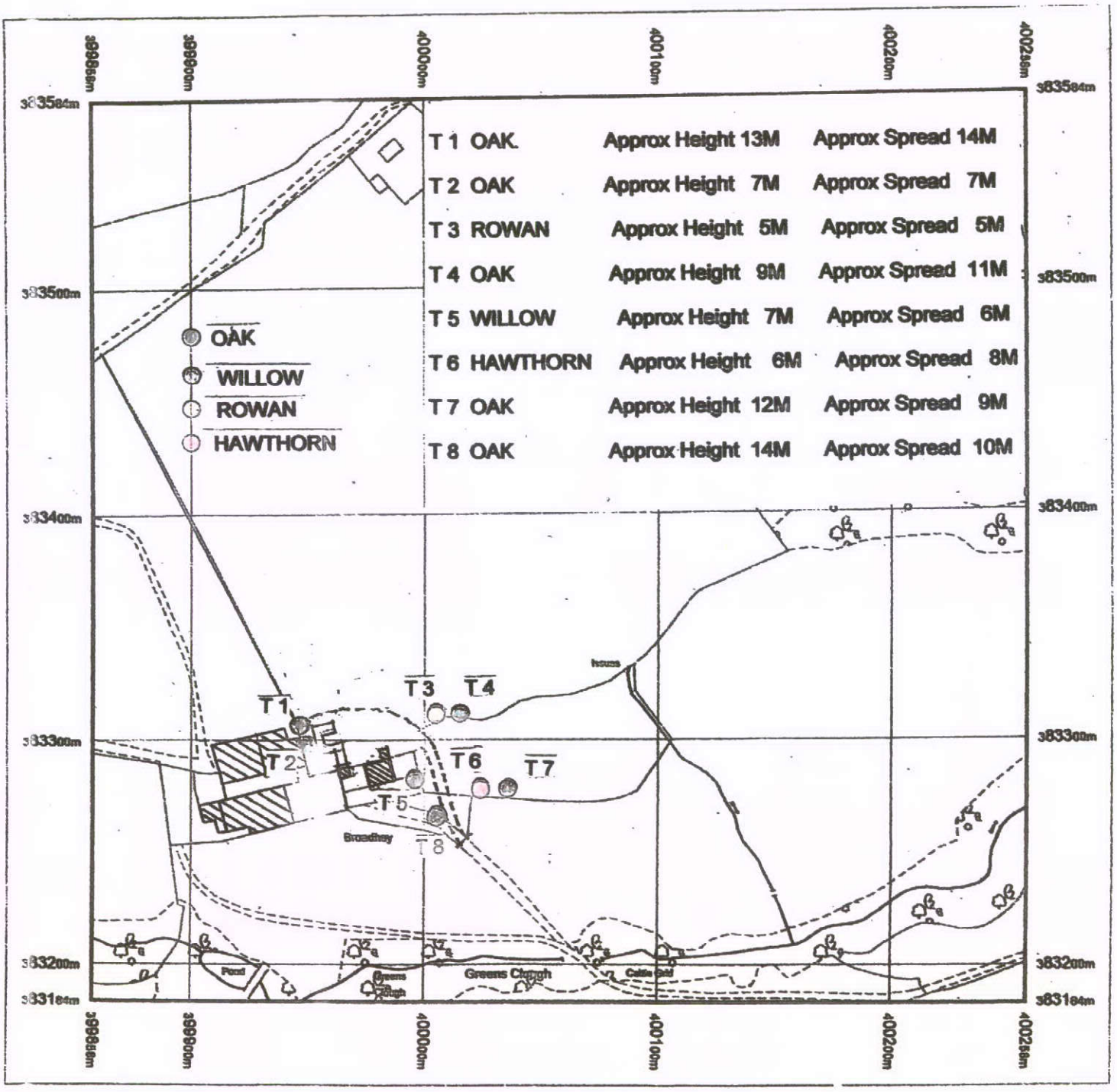

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HAY BARN AT BRAODHEY FARM DIGLEE ROAD
FURNESS VALE DERBYSHIRE FOR MR J McMULLAN
TREE SURVEY DRAWING SCALE 1: 2500 DRG. No JM 213

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