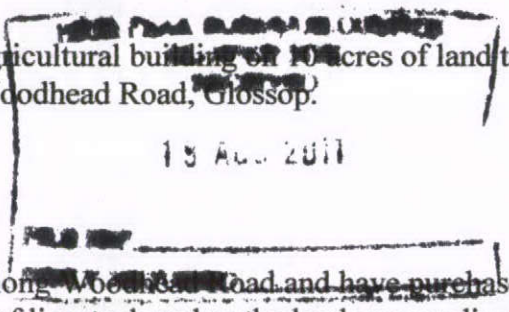
HPK/2011/0460

Design & Access Statement

Proposal: Agricultural building on land at Cemetery Road, Glossop.



The planning application is for the erection of an agricultural building on 10 acres of land to the north east of Cemetery Road at the junction with Woodhead Road, Glossop.

Use:

The applicants live approximately 2 miles further along Woodhead Road and have purchased the parcel of land as they wish to keep a small number of livestock and as the land surrounding their residential property is owned by United Utilities there is no possibility of extending their existing property further to accommodate the livestock.

Their intention is to rear pedigree sheep and pigs along with free range chickens, relocating their existing stock to the site. They would also be utilising a small area to grow vegetables for use at their Bed & Breakfast business, The Old House, Woodhead Road.

The agricultural building would be needed to provide animal housing and an area to work with the animals, as well as storage for feedstuffs and bedding. Farm machinery / implements such as tractor, mower, bailer, etc would need to be stored in the building for security as the applicants would not be residing on site.

Layout:

The proposed agricultural building is to replace a previous building which was removed prior to the land being raised and drained under Planning Application HPK2004/0281, which also gave planning consent for the hard standing of the building to be reconstructed once the ground works had been completed and reinstatement of the building at a later date subject to suitable plans being submitted.

The application is for a building larger than the original as the size would have been insufficient to accommodate the livestock, feedstuffs and implements. The proposed building will remove the need for further planning applications as the applicants obtain the stock and machinery they require.

The proposed building would be sited along the existing track 56 metres away from Cemetery Road (at it's nearest point).

Scale:

The proposal is for a steel framed agricultural building 24.4m long x 13.716m wide x 4.267m high to eaves level.

Landscaping:

The existing land to all sides of the proposed building will not be affected by this development and are to remain as existing.

Appearance:

The building will incorporate a factory coated coloured fibre cement sheeted roof coloured brown, which will be in keeping with an existing building located on the south side of Cemetery Road.

The vertical cladding down to 2.438m below the eaves level would be treated Yorkshire boarding, with the cladding below of pre-stressed concrete panels.

Along both sides of the building will be pvc deep flow gutters in brown with 110mm brown pvc rainwater piping to terminate into water troughs. This will enable the water to be used for watering livestock and irrigation of the vegetable plot.

The north east gable elevation will incorporate a 4.572m wide x 4.267m high sliding door which will be coated in a brown colour.

As the appearance is that of a standard agricultural building it is felt it will blend into the landscape without any adverse effect.

Access:

Access will be from the existing gate on Cemetery Road along the previous track which will be improved using limestone chippings or a material considered suitable by the Planning Officer. There will be no impact on the access to the site and vehicle impact to the surrounding area will be unaltered.