SJ DESIGN LTD

Design and Access Statement

September 2011

Retrospective Application for a Proposed New Agricultural Building at Land Adjacent to Hague Street, Glossop Derbyshire SK13 8NS



Figure 1: Aerial view showing location

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- **Applicant**
  Mr. Mark McGahan

- **Planning Authority**
  High Peak Borough Council

- **Proposal**
  Retrospective Application for a Proposed new agricultural building

- **Location**
  Land adjacent to Hague Street, Glossop Derbyshire SK13 8NS

- **Agent**
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1.0 Background and Setting

1.1 Location and site

- Located South of Glossop's town centre, the site lies within the Green Belt and Special Landscape Area and directly borders the Built up Area Boundary. Hague Street runs along the south and west boundary of the site as can be seen in Figure 1.

1.2 Current use and buildings on site

- The current use on the site is agricultural. The land is used for the production, harvesting and storage of hay. Cattle are occasionally grazed, and this activity is presently limited by the absence of a permanent building. Poultry is also kept on the site.

- A hay storage trailer has been on site since 2004.

- The storage trailer, used to store hay for livestock feed, is currently located in the northwest of the site, adjacent to the access gate, as can be seen in Figures 2, 3, 4, 5 & 6. This location is close to nearby dwellings and is less isolated than the rest of the site and therefore less vulnerable to theft.



Figures 2, 3, 4, 5 & 6: Existing trailer on site

1.3 Access

- Vehicular and pedestrian access to the site exists via an access gate off Hague Street.

1.4 Background

- The applicant currently breeds high quality Charolais cattle ('Chunal Pedigree Charolais') on approximately 31 acres of land located to the south of the site (as shown hatched green on Figure 7). Presently the herd numbers 20 breeding cattle which produce the finest pedigree bulls and breeding stock. The best of this breed achieve individual market values of in excess of £50,000.

- The aim of 'Chunal Pedigree Charolais' is to double the herd size in the next few years and to achieve this goal, additional infrastructure is required.

- The herd presently uses an agricultural building at the nearby Gnat Hole farm. The owners of Gnat Hole farm have both recently passed away and the plans of the new owners are unknown at this time. This uncertainty has accelerated the need for additional covered storage.

- The location of Gnat Hole farm also creates logistical difficulties with the delivery of foodstuffs, which will be alleviated by the new building.

- Holding Number: 09/235/0032

- Herd Mark Number: UK 164270

- The applicant previously submitted a *'prior notification of agricultural or forestry development'* application for the proposals in December 2009 which was not determined by the Local Authority within the legal time frame limits. The applicant therefore assumed that planning permission was in place, development could legally proceed and therefore enabling works for the building have commenced. The applicant was subsequently informed by the Local Authority that planning permission was needed.

- Without the provision of a new agricultural building the herd cannot expand further.

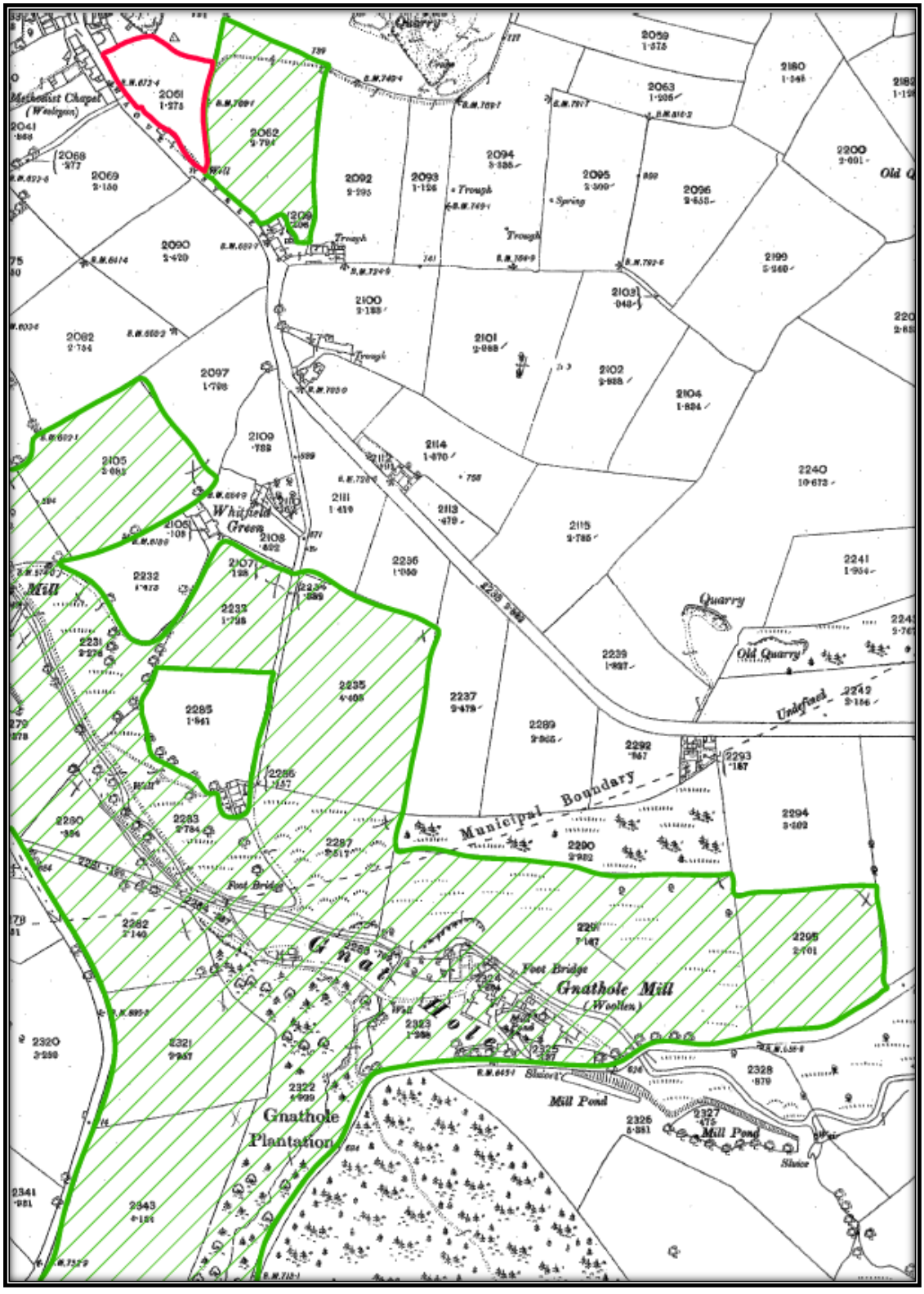

Figure 7: Location plan showing site (red outline) and the applicant's current agricultural holding (hatched green).

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2.0 The Proposal

2.1 Scheme Outline

- The proposal is to construct a new agricultural building in the far northwest corner of the site in the same location as the current storage trailer (see figure 8).

- The storage trailer will be removed as part of the proposals. This will improve the amenity of the site and locality.

- This will provide a secure and weather proof facility for farm machinery and feed stuffs.

- The location of the building, adjacent to the dwellings, provides additional security and is less vulnerable to theft than if the building was located elsewhere on site.



Figure 8: Site Plan as Proposed

2.2 Economic and employment

- Without the provision of the new agricultural building the applicant will be unable to expand his existing herd.

- It is anticipated the provision of the agricultural building and subsequent expansion of the herd, will result in the applicant employing at least 1 additional full time employee to assist with the herd.

2.3 Pre-application advice

- Pre application advice has been received (Ref: PN/NOV/10/30/11) informing the applicant that planning permission is required.

2.4 Design

- The design and choice of construction materials used in the proposals will reflect existing agricultural buildings close to site and are as follows:

    - The walling material used will be treated timber lap board cladding;
    - The roof cover used will be P6 colourcoat fibre cement sheets;
    - Door will be a steel sliding door.

Figure 9 shows the proposed floor plans and elevations.

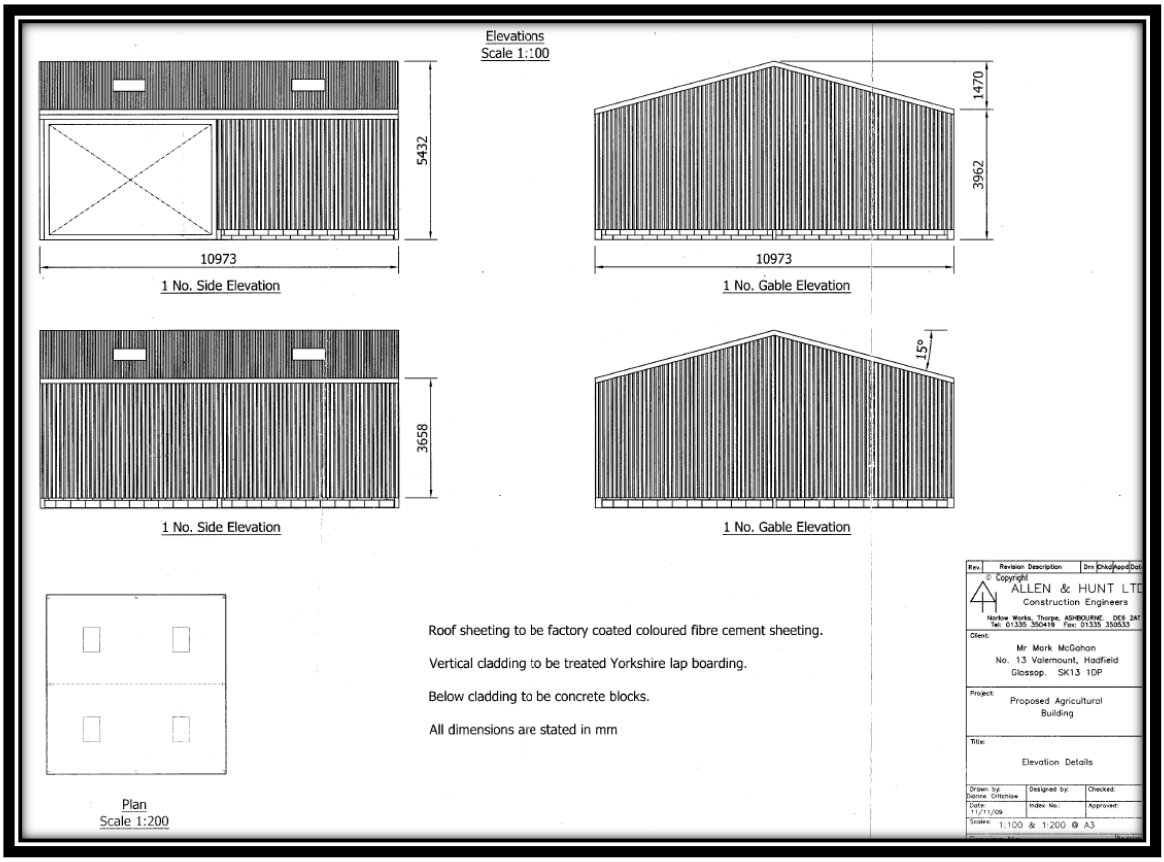

Figure 9: Floor plans and elevations

- The trailer currently on site is approximately one third the size of the proposed building, making the nett increase in site storage 66% of the new building size.

2.5 Accessibility

- The building will be accessed via an existing crushed stone access road which runs parallel to Hague Street as shown in Figure 10.



Figure 10: Access to site

2.6 Impact

- Machinery movements and noise will be kept to a minimum as the building is used for the storage of plant and food stuffs which only require occasional use/access. Similar agricultural buildings can be found in the immediate surrounding fields used for the same purposes which have minimal negative affect on the amenity of the surrounding residents.

2.7 Sustainability

- Power requirements on site will be provided by renewable source: Photo Voltaic panels.

- Rainwater will be harvested and recycled by means of water butts.

3.0 Planning Policy

3.1 Policy overview

- The site lies within the administrative area of High Peak Borough Council

- Current planning policy is based on the saved policies of the High Peak Local Plan (adopted March 2005). Only those policies contained in 'The High Peak Local Plan Saved Policies 2008' document continue to form part of the development plan, all other policies ceasing to be considered in the determination of planning applications.

- Relevant policies of the Saved Local Plan in relation to this application are:
    - GD4 - Character Form and Design
    - OC1 - Countryside Development
    - OC2 - Green Belt Development
    - OC3 - Special Landscape Area Development
    - OC4 - Landscape Character and Design
    - OC6 - Agricultural Development

- In addition to the above the Local Authority relies upon Central Government guidance in the form of Planning Policy Statements (PPS's) and National Planning Policy. Relevant National Policies are The Town and Country Planning Act 1990 and PPS's 2 and 7.

3.2 Character Form and Design (GD4)

- GD4 states that Planning Permission will be granted for development, provided that:

    'Its scale, siting, layout, density, form, height, proportions, design, colour and materials of construction, elevations and fenestration and any associated engineering, landscaping or other works will be sympathetic to the character of the area, and there will not be undue detrimental effect on the visual qualities of the locality or the wider landscape'.

- Comment:

    - The form, scale and massing of the proposals are appropriate for the site and location and will not have an undue detrimental effect on the visual qualities of the area. Materials choice will be similar to agricultural building in the near vicinity.

3.3 Countryside Development (OC1)

- OC1 states:

    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*

- Comment:
  - Agriculture forms an integral part of the rural economy and the development is for agricultural use only. The nature of the applicants business, cattle breeding, means that this activity can only be carried out in the countryside. Without the new agricultural building the client will be unable to expand his herd which will have a detrimental effect on the rural economy.

  - The development will have no detrimental effect on the open nature of the countryside due to its proposed location close to the Built Up Area Boundary.

  - Due to the use of the building, to store agricultural machinery and feed stuffs, the development will not generate significant numbers of people or traffic – it is anticipated that vehicular traffic and pedestrian numbers will be similar to those currently and have no detrimental effect on air quality.

  - The continued use of the existing access will result in no detrimental effect on Highway safety.

  - The development will not have a significant adverse impact on the character and distinctiveness of the countryside as it is similar to existing agricultural buildings in the immediate vicinity.

3.4 Green Belt Development (OC2)

- OC2 states:

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:
  - The building is for agricultural use and OC2 states permission will be granted for buildings for agricultural and forestry use.

  - The Local Plan reflects the provisions within PPS 2, Green Belts, which confirms that permission will be granted for buildings for agricultural and forestry use

3.5 Special Landscape Area Development (OC3)

- OC3 states:

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:
  - The building design is simple in character with a pitched roof coloured green to blend with the natural environment. The design is typical of agricultural buildings and similar in design to those in the immediate vicinity.

3.6 Landscape Character and Design (OC4)

- OC4 states:

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 building, an animal feed and farm machinery store, would by any means be considered an appropriate building to be sited in the countryside.

  - The simple design reflects the simple design of agricultural buildings in the immediate vicinity.

  - The development causes no encroachment to the natural field patterns and boundaries and does not disturb the pattern of existing settlements or roads.

3.7 Agricultural Development (OC6)

- OC6 states:

  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 designated 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 for agricultural purposes and the scale is appropriate to accommodate the expansion of the applicant's cattle herd. There are no other buildings on the site, save for the hay trailer, which will be removed as part of the process

  - The design and siting of the building will not cause significant harm to the visual or residential amenity or to the landscape character

4.0 Conclusions

- The proposals seek to construct a new agricultural building to be used to store farm machinery and animal feed which will allow the expansion of the applicant's cattle herd.

- The existing trailer on site will be removed as part of the proposals thus improving the amenity of the site and locality.

- The expansion of the herd will generate economic benefits and provide employment opportunities for the local community.

- The development is consistent with the saved polices of The High Peak Borough Council's Local Plan as described above.

- The design is typical of agricultural buildings of this nature and consistent with agricultural buildings located nearby.

- Access is provided via Hague Street using existing arrangements.