

Design & Access Statement

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

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

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 new building will be to the same size as the original.

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.

The applicants currently have 2 acres of land immediately surrounding their house on Woodhead Road, together with a further 2 acres of grazing land which is on an annual grazing licence from United Utilities. They also have 2.5 acres of land on a grazing licence from Tameside Council which they have held for the last 20 years.

They have 40 free range chickens at their home which currently operates as a bed & breakfast.

The intention is to rear pedigree sheep and pigs along with free range chickens, relocating their existing stock to the site. Details have been provided (see Appendix 1 - Welfare Act - Code of Recommendations for the Welfare of Livestock PB5162) relating to sheep housing in the Animal Welfare Act which has been obtained from DEFRA showing the minimum housing requirements in order to comply with the legislation. DEFRA is the government department responsible for farming ensuring compliance with Government guidelines and legislation, the Department enforces and monitors all stock holdings and movements within the United Kingdom.

The size of building in the application submitted recently (24m X 13m) was chosen after consulting the advice provided by DEFRA, however this was felt by the planning officer and committee to be too large. Therefore, the applicants have opted to replace the original building (12m X 6m) for the time being, to see if the new business is viable and they will then be able to produce the firm evidence and figures requested if the original building proves to be insufficient for purpose.

If the amount of stock which 10 acres would permit according to DEFRA guidelines, being 4 sheep to the acre the proposed building would not be large enough. The applicants have 20 ewes which could have 20 - 40 lambs in an ideal world. They are born in January and will be kept indoors until March, weather permitting. There will be some kept to replenish any lost ewes and the tup lambs would not be sold until autumn, so it is not just 20 sheep that would need to be housed. The stock holding has previously been confirmed; please refer to letter from sheep breeder submitted with the previous application.

When the building is not being used to house livestock it would be used for the storage of feed, hay and straw, agricultural machinery and implements. As there will be nobody living on site these items will need to be kept securely.

Layout:

The building will be sited as close as possible to the footprint of the original building, with the interior being divided by stock gates into separate pens for the livestock which can be adjusted to various sizes or removed when being used for storage.

The building will be sited at the end of the existing track which is currently rough hardcore but will be improved using limestone chippings or other suitable material as suggested by the planning officer. In front of the building will be a yard area surfaced in the same material (14m X 14m) which is the size required to create a turning area for a tractor and trailer, it will also be used as a hard standing for equipment which cannot be stored within the building.

Scale:

The proposal is to replace the original building 12m long x 6m wide x 3.5m to eaves level.

Landscaping:

The land to all sides of the proposed building will not be affected by this development and is to remain unchanged.

Appearance:

The building will incorporate a factory coated coloured fibre cement sheeted roof which will be in keeping with standard agricultural buildings.

The walls will be built using concrete block with vertical cladding down to 1.75m below the eaves level which would be treated Yorkshire boarding.

Along both sides of the building will be PVC deep flow gutters with 110mm PVC rainwater piping to terminate into water troughs. This will enable the water to be used for watering livestock.

The north east gable elevation will incorporate wooden barn doors 3m wide x 3.5m high.

Access:

Access will be from the existing gate on Cemetery Road along the existing track which will be improved using limestone chippings or a material considered suitable by the Planning Officer. The track will be stock proof fenced with the gates on Cemetery Road being inset to allow room for a vehicle when opening and closing the gates, so as not to cause any obstruction on the road.

There will be no impact to the access to the site and vehicle impact to the surrounding area will be unaltered.

Business Strategy / Needs:

With regard to the applicants' business although the bed & breakfast is a partnership this is the main business for Mrs Crook, due to the recession the business revenues have fallen in the last 2 years and the economic outlook appears that the tourist industry is expected to reduce further. Also the building of a travel lodge in the centre of Glossop is going to have a major impact on local B&BS and Hotels. As a result they are diversifying by opening a Tea Room which will be operated by Mrs Crook therefore, the free range chickens and the tractor and trailers will have to be relocated for public health & safety reasons. Chicken faeces will become a hygiene problem if it transfers via peoples feet into the tea room area, also the chickens are inclined to use the picnic benches as a perch which is not hygienic for anyone consuming food. The tractor and equipment will be a safety risk for members of the public bringing children with them.

Mr Crook has worked in farming and the meat industry for 43 years as have other members of his family. He is currently working on a self employed basis for Gavin Harris at Machin Farm, Machin Lane, Stocksbridge, who has a mixed stock farm.

In conclusion the applicants anticipate that this will be the first step in their own farming business and they hope to acquire further parcels of land in order to expand as the business becomes established.