THE OWLGREAVE FARM COMPLEX SITS JUST OFF THE COMBS ROAD ON THE WAY INTO THE VILLAGE OF COMBS JUST OUTSIDE CHAPEL-EN-LE-FRITH.
ALTHOUGH ORIGINALLY ONE FARM (OWNED BY THE CURRENT MEMBERS OF THE BARRATT FAMILY SINCE THE EARLY 60'S) THE SITE WAS SPLIT INTO FOUR SEPARATE LAND OWNERSHIP USERS IN 1999, WITH THE CLIENT - MR IAN BARRATT OWNING 46 ACRES OF LAND AS PART OF THE OWLGREAVE BUNGALOW FARM.
THE SITE WAS SPLIT AT THIS TIME DUE TO THE REDUCTIONS IN THE ECONOMIC VIABLILTY OF LARGE AREAS OF FARM LAND AND THE VARIOUS ISSUES THAT HAD HIT THE FARMING INDUSTRY THROUGHOUT THE 90'S AND TO A CERTAIN EXTENT STILL DO TODAY.

THE OWLGREAVE BUNGALOW FARM HAS BEEN HIT BY THE ECONOMIC DOWNTURN IN THE FARMING INDUSTRY AS MUCH AS ANY FARM AND THIS HAS LED THE CLIENT TO SEEK SEVERAL MEANS OF DIVERSIFICATION OVER THE LAST 13 YEARS AS A MEANS OF TRYING TO MAKE A LIVING THROUGH THE LAND AND OTHER BUSINESS USES. THE FAMILY HAS HISTORICALLY BEEN INVOLVED IN THE DERBYSHIRE OATCAKE BUSINESS FOR SEVERAL DECADES AND THIS OVER THE LAST FEW YEARS HAS BEEN THE ONLY REAL CONSISTENT SOURCE OF INCOME FOR THE CLIENT-MR IAN BARRATT.
IN TERMS OF FARMING ACTIVITY, THE SITE STILL HAS 70 SHEEP GRAZING ON THE LAND THROUGHOUT VARIOUS FIELDS AND DURING THE SPRING AND SUMMER MONTHS CERTAIN FIELDS ARE USED CROP GROWTH FOR ANIMAL FEED. THESE ACTIVITIES ON THEIR OWN ARE OBVIOUSLY LIMITED IN THEIR ECONOMIC RETURNS.

THROUGHOUT THE YEARS THE FAMILY HAS ALSO BEEN HEAVILY INVOLVED WITH HORSES AND LIVERY AND THE SITE HAS ALSO HAD A HISTORY OF HORSE GRAZING BOTH BOTH PRIVATE AND LIVERY USE. ALTHOUGH THE ECONOMIC RETURNS FOR SUCH LAND USE IS LIMITED IT DOES INVLOVE REGULAR INCOME. THE COMBS VALLEY LIVERY YARD ON THE SITE HAS PLANNING CONSENT FOR 7 STABLES AND ASSOCIATED STABLES YARD - SITED NEAR THE BUNGALOW AND TWO PRIVATE STABLES WHICH SIT NEAR THE HOUSE ARE ALSO USED FOR THE FAMILY HORSES.

FURTHER DOWN THE SITE, CHAPEL AND DISTRICT RIDING CLUB HAVE THE USE OF 10.6 ACRES OF LAND (PART OF THE 46 ACRES OWNED BY THE CLIENT). THIS LAND IS USED FOR THE VARIOUS EVENTS THAT THE CLUB HOLDS THROUGHOUT THE YEAR - THIS CLUB HAS BECOME VERY POPULAR AND PROVIDES A SIGNIFICANT LOCAL RECREATIONAL USE WITHIN THE TOWN AND FURTHER AFIELD - A FACT BACKED UP BY THE NUMBER OF VISITORS ON EVENT WEEKENDS.

ALTHOUGH AGRICULTURAL USE OF THE LAND IS NOT THE ONLY USE OF THIS FARM, THE AGRICULTURAL ACTIVITIES THAT DO TAKE PLACE INVOLVE A SIGNIFCANT AMOUNT OF MACHINERY/EQUIPMENT AND STORAGE REQUIREMENTS, AND WITH THIS IN MIND, 2 ACRICULTURAL SHELTERS ARE PLACED ON THE LAND AND A COMPOUND AREA SITS ADJACENT TO THE ENTRANCE LANE THAT FEEDS INTO THE FARM. THIS SITE IS USED FOR MACHINERY, AGRICULTURE ACTIVITIES FOR MAINTENANCE OF THE FARM AND GENERAL HAY STORAGE. THE SITE ALSO HAS HISTORICAL USE FOR A LARGE AMOUNT OF EQUIPMENT STORAGE RELATING TO THE ACTIVITIES OF THE RIDING CLUB WHICH USE THE ADJACENT THREE FIELDS THE OTHER SIDE OF THE FARM LANE.

DUE TO THE VARIOUS ECONOMIC DIFFICULTIES WITHIN THE FARMING INDUSTRY, MY CLIENT HAS HAD TO CONSIDER CERTAIN FORMS OF DIVERSIFICATION JUST TO KEEP OWLGREAVE BUNGALOW FARM A GOING CONCERN, AS HAS BEEN MENTIONED ABOVE. THESE CHANGES AT THE FARM HAVE RESULTED IN VARIOUS FORMS OF APPLICATIONS GOING THROUGH THE HANDS OF HIGH PEAK BOROUGH COUNCIL OVER THE LAST 12 YEARS, AS A MEANS OF TRYING TO OBTAIN APPROVAL FOR THE CHANGES HE HAS WISHED TO MAKE TO KEEP THE FARM VIABLE. NOT ALL OF THESE APPLICATIONS HAVE BEEN SUCCESFUL AT OWLGREAVE AND THIS HAS LED TO A SLIGHTLY NEGATIVE IMAGE OF OWLGREAVE FARM AND THE CHANGES THAT HAVE TRIED TO BE IMPLEMENTED THERE. MY CLIENT CAN TO A CERTAIN EXTENT UNDERSTAND THIS AND THAT IS PART OF THE REASON WHY HE WISHES TO RATIONALISE THE USE OF THE FARM AND THE ACTIVITIES THAT TAKE PLACE ON THE LAND. IT SHOULD ALSO BE TAKEN INTO ACCOUNT HOWEVER, THAT THE NUMBER OF APPLICATIONS THAT HAVE COME THROUGH WITH REGARD TO THE FARM DO OFTEN SHOW THE CLIENTS BELIEF IN OBTAINING APPROVAL FOR HIS ACTIVITIES AT OWLGREAVE, SOMETHING WHICH CANNOT ALWAYS BE SAID OF SOME RURAL LAND USERS IN THIS LOCAL AUTHORITY AND FURTHER AFIELD IN THE COUNTRY AS A WHOLE. OWLGREAVE BUNGALOW FARM ALSO OCCUPIES LESS THAN 1/3 OF THE LAND AT OWLGREAVE FARM AS A WHOLE, YET THE SITE IS ALWAYS SEEN AS ONE AND THIS CAN TO A CERTAIN EXTENT PUT HIM IN A BAD LIGHT WHEN PUT IN CONTEXT - THE BUILT MASS AT OWLGREAVE FARM IS A RELATIVELY SMALL AMOUNT WHEN LOOKED AT IN RELATION TO OWLGREAVE BUNGALOW FARM. THE ACTIVITIES OF THE OTHER LAND USERS, ALTHOUGH IN MOST CASES BEING WITHIN THE SAME FARM OBVIOUSLY IS SOMETHING THAT THE CLIENT, IAN BARRATT HAS NO CONTROL OVER. NOT WITHSTANDING THIS, HE WISHES TO RECOGNISE HIS RESPONSIBILITIES AS A MAJOR LAND OWNER AND MAKE SOME ATTEMPT TO RECTIFY THE ISSUES THAT MAY HAVE BEEN SEEN AT OWLGREAVE - ATLEAST IN TERMS OF HIS OWN LAND USE.

MANY OF THESE ISSUES THAT HAVE BEEN LEVIED AT OWLGREAVE HAVE RELATED TO THE USE OF THE COMPOUND YARD AT THE LOWER PART OF THE FARM AND THE DIVERSIDIED USE THAT THE CLIENT HAS TRIED TO OBTAIN AT THAT PART OF THE FARM.

THE USE OF THE SITE HAS RECENTLY LOST AN APPEAL FOR THE STORAGE OF CARAVANS AND AN APPLICATION FOR THE SITING OF FOUR STABLES IN THIS AREA WAS ALSO TURNED DOWN. BOTH THESE APPLICATIONS HAVE BEEN REFUSED ON THE BASIS OF CONTEXT WITHIN OPEN COUNTRYSIDE AND THE USE OF THE FARM COMPLEX AND THE WAY THEY ARE VIEWED FROM THE PUBLIC RIGHTS OF WAY THAT PASS ABOVE THE FARM TO THE FIELDS ABOVE THE BUNGALOW

IT IS WITH THE ABOVE IN MIND THAT THE CLIENT NOW WISHES TO REGULARISE THE USE OF THIS COMPOUND FOR AGRICULTURAL PURPOSES ALONE - WHICH IT HAS PLANNING PERMISSION FOR. THIS WILL MEAN A RESUBMISSION OF THE PROPOSED STABLES TO A SITE WITHIN THE BOUNDARY OF THE APPROVED LIVERY YARD NEAR OWLGREAVE BUNGALOW AND AN EXTENSION TO THE PLANNING APPROVED TIMBER STORAGE BARN FOR CHAPEL AND DISTRICT RIDING CLUB RELATING TO THEIR USE OF THE ADJACENT 3 FIELDS FOR RIDING CLUB ACTIVITIES.
IT IS HOPED THAT THESE CHANGES CAN BE SEEN AS A POSITIVE STEP BY THE CLIENT TO RATIONALISE THE USE OF PARTS OF THE FARM THAT HAVE DIVERSIFIED PERMISSION FOR - IE - THE LIVERY YARD ADJACENT TO THE BUNGALOW FARM, RIDING CLUB ACTIVITIES AND STORAGE OF EQUIPMENT FOR CHAPEL AND DISTRICT RIDING CLUB IN THE LOWER THREE FIELDS AND AGRICULTURAL STORAGE TO THIS LOWER SITE COMPOUND

IT IS HOPED THAT THE SUBMISSION OF THE THREE ELEMENTS THAT FORM THIS APPLICATION CAN BE SEEN TO BE SHOWN THAT THE CLIENT UNDERSTANDS THE IMPORTANCE OF THE OWLGREAVE BUNGALOW FARM COMPLEX WITHIN THE RURAL LANDSCAPE AND HIS DESIRE TO WORK WITHIN THE FRAMEWORK OF PLANNING POLICY GUIDELINES IN RURAL AREAS. MUCH OF THE PROBLEM WITH THE APPLICATIONS THAT HAVE BEEN SUBMITTED AT OWLGREAVE HAVE REALTED TO NEW STRUCTURE, AND THIS OBVIOUSLY WILL ALWAYS RAISE QUESTIONS WHEN LOOKED AT IN THE CONTEXT OF OPEN COUNTRYSIDE AND THE IMPACT BUILDINGS CAN HAVE ON THE RURAL LANDSCAPE. THE PARTICULAR PROBLEM WITH THE COMPOUND AREA IS IT'S RELATIVE EXPOSURE IN THE LAND USE BY OWLGREAVE AND ITS PARTICULAR VIEW FROM THE PUBLIC RIGHTS OF WAY ABOVE, THIS HAS PARTICULAR RELEVANCE WHEN CERTAIN APPLICATIONS HAVE NOT RELATED TO AGRICULTURAL ACTIVITY ON WHAT REALLY AMOUNTS TO AN AGRICULTURAL COMPOUND.

THE APPLICATION THAT IS NOW BEING PUT FORWARD IS TRYING TO UTILISE THE EXISTING STRUCTURES THAT HAVE PLANNING PERMISSION AT OWLGREAVE BUNGALOW FARM AND PUTTING THEM TO FURTHER USE THROUGH SENSITIVE EXTENSION. THE COMPOUND WILL AS OUTLINED ABOVE, ONLY HAVE AGRICULTURAL USE FOLLOWING THESE CHANGES, AND THAT AN EXTENSION TO THIS BUILDING WILL BE SEEN AS A NECESSARY INCREASED PROVISION WHEN LOOKED AT THE FARM AS A WHOLE AND THE NEED TO ALLOW FOR SECURE PROTECTION OF MACHINERY AND CROP STORAGE WITH REGARD TO THE AGRICULTURAL ACTIVITIES OF THE FARM. ALTHOUGH THIS EXTENSION CAN BE SEEN FROM FURTHER AFIELD IT IS PURELY FOR AN AGRICULTURAL ACTIVITY ON FARM LAND AND THROUGH AN EXTENSION IN CONTEXT WITH THE EXISTING STRUCTURE FROM WHICH IT IS EXTENDED.

THE SAME PRINCIPLE APPLIES TO THE EXTENSION FOR THE APPROVED SHELTER FOR THE RIDING CLUB USE. ALTHOUGH THE STORAGE CONTAINERS HAVE BEEN RECOGNISED IN THEIR USE FOR MANY YEARS, THEIR LOCATION AND UNSIGHTLY APPEARANCE HAVE NEVER BEEN DESIRABLE, ALTHOUGH THEIR CONTINUED USE HAS BEEN INVALUABLE FOR THE RIDING CLUB. WITH THIS IN MIND THE REMOVAL OF THE CONTAINERS WILL LEAVE A STORAGE PROBLEM FOR THE CLUB THAT WILL NEED TO BE FILLED IN ONE FORM OR ANOTHER - THE SECURE SHELTER EXTENSION OF THE PREVIOUSLY APPROVED STRUCTURE BEING THE LOGICAL PROGRESSION OF THIS FACILITY. THE POSITIVE ASPECTS OF THIS STRUCTURE AND THE REASONS IT OBTAINED PLANNING PERMISSION IN THE FIRST PLACE, WILL OBVIOUSLY STILL APPLY AS THE LOCATION SITE HAS ALL THE BENEFITS OF NATURAL SCREEN PLANTING, AND EXISTING RECOGNISED USE FOR THE CLUB IN THE SURROUNDING 10 ACRES OF LAND AND STRUCTURE THAT CAN BE READ IN CONTEXT WITH THE OTHER STRUCTURES ON THE FARM.

THE USE OF THE STABLES AND THE LIVERY YARD IS OBVIOUSLY A RECOGNISED AND APPROVED USE ON THE LAND AT OWLGREAVE AND THE GRAZING OF HORSES ASSOCIATED WITH THAT USE IS AN ACTIVITY THAT HAS NO NEGATIVE POINTS WHEN IT COMES TO LAND USAGE. WITH THIS IN MIND, THE LOCAL AUTHORITY HAS MADE IT OBVIOUS THAT THEY WOULD RATHER SEE A LIVERY ACTIVITY AT THE BUNGALOW FARM WITHIN THE CONFINES OF THIS YARD AND ITS EXISTING PROXIMITY TO THE BUILT BOUNDARY OF THE FARM COMPLEX. IT IS WITH THIS IN MIND THAT THE LINKING OF THIS BUILDING WITH THIE EXISTING SHELTER THROUGH A TIMBER STABLE EXTENSION CAN INCREASE THE NUMBER OF STABLES BY THREE IN LIEU OF AND AS A RESUBMISSION OF THE FOUR STABLES REJECTED ON THE COMPOUND. DUE TO THE ENCLOSED NATURE OF THE SITE AND THE FORM OF THE EXTENSION, THESE CHANGES CANNOT BE SEEN FROM ANYWHERE ON THE FARM AND FURTHER AFIELD IN THE RURAL LANDSCAPE. IT WITH REGARD TO THIS, IT IS HOPED THAT THESE WORKS CAN BE SEEN AS POSITIVE CHANGES THAT CAN INCREASE REVENUE ON THE FARM WITH NO IMPACT ON THE RURAL LANDSCAPE.

THE SAME CONTEXT OF TRYING TO IMPROVE THE REVENUE USE OF THE RURAL LAND THROUGH MINIMUM IMPACT ON THE LANDSCAPE IN WHICH THE FARM IS SET IS A PRINCIPLE THAT CAN BE ASSOCIATED TO ALL THE ASPECTS OF THIS APPLICATION. ALTHOUGH CERTAIN ASPECTS OF OWLGREAVE BUNGALOW FARM HAVE HAD NEGATIVE VIEWS IN TERMS OF THE WAYS IN WHICH APPLICATIONS HAVE BEEN READ IN THEIR RURAL CONTEXT, THE PRINCIPLES OF WHAT THE CLIENT HAS BEING TRYING TO DO HAVE BEEN GOOD NATURED IN THEIR INTENTIONS AND THE USAGE REQUIREMENTS HAVE NOT BEEN OUT OF CONTEXT WITH RURAL LAND USE. THIS APPLICATION IS TO BE READ IN THAT VERY WAY, BUT THIS TIME IN A SENSITIVE APPROACH THAT HOPEFULLY MEETS WITH THE REQUIREMENTS OF THE RELEVANT RURAL POLICIES AND ALSO THE WAY IN WHICH OWLGREAVE BUNGALOW FARM IS READ FROM THE WIDER PUBLIC.

DESIGN AND ACCESS STATEMENT FOR ALL WORKS
OWLGREAVE BUNGALOW FARM

DWG: DESIGN STATEMENT
OWLGREAVE BUNGALOW FARM
COMBS RD, COMBS

REVISIONS:

NTS	CHECKED:
DATE: FEB'12	DRAWN:

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D-A STATEMENT

OWLGREAVE FARM