Proposed Implement Shed at Hargate Hill Farm and Equestrian Centre

P L A N N I N G S T A T E M E N T

Proposal

1 The proposed development consists of the erection of a steel-framed building to store agricultural machinery. It would have a cranked plan form to fit the edge of the escarpment on which it would be built. The slope below has substantial existing tree planting which would provide some immediate screening and in the long term would hide the building entirely in views from the north and east.

2 The building would be built as a steel frame on concrete padstones and would be finished in plastic-coated profiled metal cladding, colour Van Dyke brown, to follow the external appearance of the other buildings nearby. The front of the building would consist of open bays with roller shutter doors across the width of each bay. This would be the higher side of the building rising to about 3.7 metres in height. There would be no openings on the sides facing open countryside.

3 The building is needed to provide secure storage, and protection from the weather on a generally exposed site, for the following machinery. There are other existing buildings nearby but these are already heavily used for the storage of horse feed, shavings for bedding, large bales of hay, and for two tractors and to provide space for a maintenance workshop. An existing freight container used for storage, standing next to the site, could be removed.

Bale wrapper	Fertiliser spreader
Muck spreader	Crop sprayer
Hay turner	Big baler
Mowing machine	Mini digger
Rowing-up machine	Chain harrow
Slurry tanker	Grass harrow
Tractor	

4 The machinery is in regular use for the maintenance of the farm. The meadows require drainage, sowing, fertilising, mowing and cropping on an annual basis.

The Site and Surroundings

5 The site of the proposed building is part of the group of buildings used by the farm and equestrian centre which are sited as compactly as possible and with regard to the changes of level on which they stand. The existing tree planting below the site rises three to four metres above the top of the slope on which the building would stand.

6 The proposed implement shed would be at a lower level than the stable yard used by the equestrian centre, and on the same level as the barn immediately to the south east. Both the existing and proposed buildings would be reached by an existing sloping track from the main access road to the farm. Their positions are shown on the location plans going with the application.

National Planning Guidance

7 This Statement is prepared in accordance with Section 42 of the Planning and Compensation Act 2004 and DCLG Circular 01/2006; and, with the principles of sustainability in the National Planning Policy Framework.

Local Planning Guidance

8 The adopted development plan for High Peak consists of the saved policies of the High Peak Local Plan of 2005, whilst public consultation on the new local plan is now in progress. The relevant saved policy for the above proposed development is the inclusion of the site in the Green Belt. With regard to agricultural development, Policy OC2 says that approval will not be given, except in very special circumstances, for the construction of buildings other than for the purposes, amongst other things, of agriculture.

Conclusion

9 The new building is needed for the storage of all the equipment indicated above to protect it from theft and the weather. The application is made as a Prior Notification appropriate to agricultural development. This statement is submitted in explanation and support of these proposals.

JRAM April 2013