

Land Off Padfield Main Road Padfield Derbyshire

Proposed Extension to Existing Agricultural Building for Mr M Winterbottom

Supporting Planning Statement

Introduction

This supporting statement should be read in conjunction with the submission details and sets out the justification for the additional development together with a planning assessment of the proposal in relation to its location within the North West Derbyshire Green Belt.

Following the changes to the requirements for design and access statements implemented under the Town and Country Planning (Development Management Procedure) (England) (Amendment) Order 2013 (SI 2013 No 1238) which came into force on the 25 June 2013 the proposed development is not required to be accompanied by a formal Design and Access Statement. However in support of the proposal, this statement will provide design and access information within the justification statement. The proposal also seeks to address issues in respect of the proposed development and its relationship to the adjacent Padfield Conservation Area.

Proposal Details

This proposal is on an established agricultural unit, DEFRA Holding number - 09 237 0196.

The applicant, an established sheep farmer is seeking planning permission for an extension to agricultural building. This is required as a lambing shed and when not in use during the lambing period it will be used for storing forage and hay and supplementary feeds, as these cannot be stored outside, (in line with DEFRA legislation) and general agricultural storage/occasional store for farm machinery/equipment.

The existing approved agricultural building is modest in size, with a footprint 13.72m x 9.15m and low eaves height, 4m under a shallow pitched roof. The materials are a concrete plinth with traditional 'Yorkshire' timber boarding over. The roof comprises profiled steel sheeting, in 'Juniper Green' (BS 4800 12-B-29) The proposal is an extension in similar materials amounting to an additional 9.15m x 9.15m footprint of building of the same height.

The site forms part of the applicant's grazing land. The land is sloping and the existing development is set down into the site thereby minimising its appearance in the landscape. The proposed extension will be similarly set.

There will be no change to the approved field access to the land will be utilised to enable access to the agricultural building. Currently space has been provided around the building for landscaping; the proposed extension will not prejudice this intent.

Agricultural Justification

The applicant is a local sheep farmer with available grazing land achieved in a combination of tenanted land, grazing licences and rented grazing (Agricultural Holding No. 09 237 0196). In addition winter grazing is arranged with a number of farmers. The total available hectareage is set out below:

LAND	
Owned grazing land (Padfield)	1.01hectares
Farm Business Tenancy (Mottram)	13.35 hectares
Grazing Licence (Disley)	28.32 hectares
Rented Grazing (Glossop)	0.80 hectares
Hay/silage Rented (Hollingworth)	6.07 hectares
TOTAL	49.55 hectares
Winter grazing arrangements with local farms	60.7 hectares
Overall Total	110.25 hectares

CURRENT STOCK	
Flock - ewes	300
Flock – rams	6

The applicant does not have farmstead accommodation, farmhouse and farmyard, but lives in a property in the village in Peel Street.

The lambing season requires ewes to be brought to a centralised location and delivered prior to returning to their grazing land. As the applicant's flock has grown in recent years since he established as a sheep farmer, the pressure from the industry to provide 100% indoor lambing has increased. Indoor lambing is a farm industry standard method for delivering lambs; shelter in accommodation is essential for efficient farming and animal well-being.

Due to the need to bring ewes in early to enable their feeding to be controlled and enhanced, it is necessary to be able to access the stock throughout a 24 hour period, including assisting with delivery, checking lambs born for defects, disease etc. and to ensure the provision of 2 hourly feeds throughout day and night for orphan lambs. Locating the lambing shed within close proximity of the applicant's accommodation ensures that there is ready and quick access to the ewes and lambs to allow emergencies to be quickly responded to and reduce the number of foetal losses. Indoor lambing also has the advantage of enabling variations in the outside temperature; obviously this can be addressed within the building.

This season (Spring 2014) approximately 75 sheep were lambed indoors, raising 120 lambs with no recorded foetal losses. Externally, however, there were fatalities. The proposed extension would allow a significantly larger number of indoor births and through this a substantially improved survival rate next season.

During the remainder of the year the barn is used for general feed and other storage (DEFRA requirement)¹ and occasionally to house the applicant's farm machinery, all of which is used on his own land holding. Very occasionally the applicant provides agricultural machinery on loan to local farmers

¹ NB The existing shed is filled to 75% capacity with hay for supplementing the feed into next season.

when not required on his own farm, on an agricultural contractor's basis. This, however, is a very minor element of the farm business, essentially to ensure full use of his machinery and equipment. The location of the existing agricultural building close to the edge of the village will ensure a high level of security for stock, storage and plant can be maintained. The new extension will be similarly served.

The applicant also provides a contract fencing and shearing service throughout the local area; the existing agricultural building has facilitated the growth of this part of his agricultural business, and the extension will in no way compromise this, thereby continuing to contribute to sustainability and continued diversification of the local economy, in line with local and national policy.

Policy

National Planning Policy Framework (NPPF)

The NPPF was issued in March 2012 and sets out the Coalition Government's national planning policies. It advises that where development plan policies predate the issuing of the NPPF unless the individual policies are compliant with those in the NPPF the NPPF will take precedence.

The NPPF paragraph 89 confirms that new buildings in the Green Belt are inappropriate. "Exceptions to this are:

- Buildings for agriculture and forestry."

The NPPF also confirms that it supports the rural economy and in paragraph 28 confirms that local plans should promote a "strong rural economy" and

- "Promote the development and diversification of agricultural and other land-based rural businesses."

Relevant Local Plan Policies

The High Peak Local Plan (adopted March 2005) Saved Policies remain in force. The following policies are considered relevant to the application.

Policy 9 OC1 – Countryside Development: - The Policy confirms that the Countryside includes all areas beyond the Built Up Area Boundaries on the proposals Map including the Green Belt and Special Landscape Areas. 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 will not have a significant adverse impact on the character and distinctiveness of the countryside."

Policy 10 OC2 – Green Belt Development:- "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"

Policy 14 OC6 – Agricultural Development in the Countryside: - Confirms that planning permission will be granted in the countryside for development required for agricultural purposes provided the scale of development is appropriate to the agricultural need; that the development is sited so as not to cause significant harm to visual or residential amenity or local landscape character and the building will be demolished if no longer required for agricultural purposes.

Policy 20 BC5 – Conservation Areas and their Setting: - The Policy advises that planning permission will be granted for development provided that the development, its siting, scale, design and external

appearance will preserve or enhance the special historic character of the area and does not harm important buildings and open spaces which contribute to that special character.

Need for the Proposed Agricultural Building

The justification for the agricultural building has been set out above. The operation of the farm holding is such that an agricultural building is a core requirement in order to ensure the business can continue to operate and develop in line with industry best practice requirements and in close proximity to the owner's residence. The land is owned by the applicant and although it does not adjoin his dwelling, it is sufficiently close to be readily accessible on a day to day basis.

The existing, approved building is well designed, set into the landscape and made of complimentary materials. The proposed extension will be no different in these factors. The extended building will provide both an improved lambing shed and general agricultural store for the principal business use and those elements of the business that add value and income (as part of the on-going farm diversification). All these activities fall within the usual definitions of agricultural/farm operations and are therefore in compliance with Green Belt and Countryside Planning Policies within the 2005 Local Plan and NPPF.

Visual Impact of the Proposed Agricultural Building

The Council had previously expressed concern that a building in this location would impact on the setting of the Conservation Area. However, the existing building was granted consent (Ref: HPK/2013/0640 and subsequent Discharge of conditions DOC/2014/0003) and it is argued therefore that these concerns have been met, by appropriate siting, design and use of materials. A modest extension of the existing unit, in similar materials, scale and form will not have a significantly different impact and therefore the setting of the Conservation area will remain substantially unaffected.

The existing unit's location is on falling ground and the ground level has been reduced around the footprint thereby reducing the building's appearance in long views into and out of the village. The proposed extension will be similarly set.

Landscape planting with indigenous trees and shrubs has been undertaken, merging the existing development into its setting; the proposed extension will be similarly screened.

The extant building and the proposed extension are in close proximity to the existing traditional stone field boundary and as such are to be seen in context and read in the rural landscape as a single, appropriate farm building. Additional planting around the extended building could provide further screening in long views and will ensure that the character of the rural landscape will not be compromised.

Conclusions

- The existing building approved, and as such is agreed to be necessary for agricultural purposes. The proposed extension is similar
- The proposal is to be attached to a well-designed building in similar form and is therefore considered to be well-designed in its own right and appropriate for purpose.
- The impact of the extension to the agricultural building on both the wider landscape and setting of the Conservation Area will be minimal and appropriate in context.
- The principle of development accords with local planning and national Green Belt policies as to appropriate development within the Green Belt and open countryside.

CAMplan 2014