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ACCESS AND DESIGN CONSIDERATIONS

FOR

PROPOSED CANINE BOARDING KENNELS

AT

HIGHER BROOKHOUSE FARM, FAIRFIELD, BUXTON SK17 7HW

FOR

MR & MRS J SPILLANE

Background

The Applicants currently farm approximately 212.5 hectares/525 acres in the Buxton and High Peak areas under Holding number 09/128/0093 with 66.8 hectares/165 acres owned freehold and 145.7 hectares/360 acres held on long lease. Other land is bought in on an 'as and when required' basis. The freehold land is principally at the Fairfield address and a proportion of the long leasehold land is owned by non-farming family members.

The farm produces high quality lamb and beef, the quality of which has a good reputation locally and regionally. Typically, on any one day, there will be: 250 head of beef stock, including 5 stock bulls; 1,000 breeding ewes producing approximately 1,600 lambs, and; up to 50 tups.

The principal farm buildings are at the Fairfield address and comprise a series of sheds totalling approximately 2,337.9 sq m/25,165sq ft, of which approximately 15% are stone built the remainder being steel framed. This figure includes a building for which a planning application has recently been submitted. All of these buildings are fully utilized.

The Applicants wish to introduce a canine boarding kennels structure, as is explained in the Justification Statement accompanying this application and have identified a small triangular-shaped area of land which sits in the angle of two livestock buildings. This area has direct access from the main farm drive and does not involve entering the main farmyard and mixing with the day to day farming operations. There is sufficient space for the parking of 2/3 cars although it is intended to operate a strict appointment system to avoid possible confrontations between unrelated (by owner) dogs. There will be 15no kennels.

Assessment of the suitability of the application site

The application site is a triangular piece of land which has little practical use as part of the overall farming operation. It is however of sufficient size to house the proposal and its use will not bring either use or traffic conflicts with the farm. It is already sheltered by livestock buildings on two sides and a high mature hedge on the third side.

The developable part of the site slopes gently down from east to west; a little levelling will therefore be required. The 'slope' does however help with the sealed system drainage arrangements.

There are adequate services already on site for the proposed development.

As stated above, the position of the building is already protected and the visual impact on the landscape will be nil.

Evaluation of the existing buildings on the application site

There are no buildings on site which are either available for, or could be adapted to, the proposed use.

Design considerations for the existing buildings

The existing buildings on site are mainly typical steel framed agricultural structures with a mixture of block and partly or fully clad walls. The proposal will be purpose built with its design based upon the advice contained in various codes of practice or guidelines. Cladding will be essentially timber and/or stone commensurate with materials used in a number of the existing buildings on site. Sound insulation will be introduced to the block walls and the roof sheets will be additionally insulated to restrict sound transmission.

Services

Basic enquiries have been made of utility service providers and the proposal does not impact on any existing arrangements. The existing electricity, water and drainage arrangements are adequate for the proposal. Some of the drainage/waste arrangements will be in purpose built systems including sealed tanks – see the Justification Statement accompanying the application.

Landscaping and the Environment Agency

The proposed building will benefit from the existing buildings and mature landscaping and will not be visible from the A6. It will be effectively 'fenced off' from the agricultural operation.

The site is not within a designated Flood Risk Area and the Applicants are not aware of any specific requirements of the Environment Agency.

Employment numbers and business hours

There will be an additional full-time member of staff and casual employees will be brought in on an 'as and when required' basis. It is proposed to operate the facility from say 09.00 to 17.00 daily although it is effectively a 24-hour a day operation by its very nature.

Access, highways, parking and circulation requirements

The proposal has already been discussed with Derbyshire County Highways. The proposal will not impact on vehicle movements and on-site parking for 2/3 cars will be provided and adequate space for vehicle manoeuvring utilizing the existing yard. Movements will be controlled with the use of an appointment system. All vehicles will be able to enter and leave site in forward gear in accordance with Derbyshire County Highways' requirements..

Disabled Access

The floor area of the building will be on one level and will provide full access for the disabled and the proposal includes a disabled toilet facility.

Other matters

The Applicant is not aware of any other requirements in respect of this application.