

**PROPOSED CONSTRUCTION
OF A PERMANENT
AGRICULTURAL WORKERS DWELLING**

**AT
WINTERHILL FARM, PADFELD MAIN ROAD,
PADFIELD, GLOSSOP, SK13 1ET**

ON BEHALF OF

MR M WINTERBOTTOM

Design and Access Statement

CONTENTS

1.0 INTRODUCTION

2.0 THE PROPOSAL

3.0 BACKGROUND TO THE FARMING BUSINESS

4.0 SUMMARY OF CASE

5.0 RESERVED MATTERS AND CONDITIONS

6.0 DESIGN

7.0 ACCESS AND ACCESSIBILITY

8.0 POLICY

INTRODUCTION

1. Planning permission HPK/2017/0554 was determined on 04/06/2018. Permission was granted for an agricultural worker's dwelling in outline with all matters reserved, except scale. This application is for detailed planning permission dealing with reserved matters and conditions.

THE PROPOSAL

2. A permanent agricultural worker's dwelling is proposed to be developed on the farmstead, at the entrance to Winterhill Farm.

BACKGROUND TO THE FARMING BUSINESS

3. The Applicant farms approximately 88 acres of good quality grazing land, 30 acres of which are owned, the majority of the rest on long term Farm Business Tenancies, along with 250 acres of moorland on an annual grazing licence.
4. The applicant farms a flock of 350 mule and herdwick ewes, producing around 530 lambs, which are either sold for meat to local markets or kept as replacements. The sheep are all lambed indoors at the farmstead. They are housed indoors before and after birth to ensure their welfare and that of their lambs is protected as much as possible. Shortly after birth they can be turned out to graze during the day but have to be housed again at night for a further 2 to 3 weeks until the lambs are strong enough not to fall prey to scavengers.
5. The farmstead at Winterhill Farm comprises a yard area with two large agricultural buildings used for lambing, storing agricultural equipment and fodder. It is proposed that the largest of the buildings will be used to house the calves year-round. The Applicant will move on to a batch system of lambing so that all the ewes can be lambed in the building.

SUMMARY OF AGRICULTURAL CASE

6. To allow this established agricultural business to continue to be developed in a sustainable way, it is considered that the development of a permanent dwelling is an acceptable proposal which is in full accordance with the requirements of sustainable development, and one that is fully justified. This is the basis on which consent was granted.

RESERVED MATTERS AND CONDITIONS

7. Conditions 1 and 2 relate to the standard timescales. Reserved matters and pre-star conditions are as flows:

3. Details of the access, appearance, landscaping and layout, (hereinafter called "the reserved matters") shall be submitted to and approved in writing by the Local Planning Authority before any development is commenced and thereafter the development shall only be carried out in accordance with the details as approved.

4. The reserved matters application shall include details of existing ground levels and proposed finished floor levels and the surrounding landform.

5. The dwelling hereby approved shall be constructed within the following scaled parameters: Footprint – up to 13m x 6m; Ridge Height up to 7m; Eaves Height up to 4.75m. With the exception of the access from Padfield Main Road, the plot within which the approved dwelling will be located shall laid out within the following scaled parameters: Plot boundary up to 19m x 8m.

6. The development hereby permitted shall be carried out in accordance with the following approved plans: Location Plan.

9. Prior to the commencement of development details of the materials to be used for the external surfaces (walls and roof) of the dwelling hereby permitted and and hard-surfacing shall be submitted to and approved in writing by the Local Planning Authority. Works shall be carried out in accordance with the details approved.

10. Prior to commencement of development, details of a site compound (i.e. an area to

be used for any construction vehicles visiting the site in association with the approved development, storage of plant and machinery, materials, etc.) shall be submitted to and approved in writing by the Local Planning Authority. The agreed details shall be adhered to throughout the duration of the construction phase.

11. Prior to commencement of development details of foul and surface water drainage shall be submitted to and approved in writing by the Local Planning Authority. Works shall be completed in accordance with the approved details before the dwelling hereby approved is first occupied.

7. Plans submitted with this application include details of all of the above.

8. Operational conditions are as follows:

7. The occupation of the dwelling hereby approved shall be limited to a person solely or mainly working in the locality in agriculture or in forestry or last employed in agriculture or in forestry and no longer in employment, or a widow, widower or civil partner of such a person, and to any resident dependants.

8. Notwithstanding the provisions of The Town and Country Planning (General Permitted Development) (England) Order 1995 (as amended by The Town and Country Planning (General Permitted Development) Order 2015), or any Order revoking or re-enacting or amending that Order with or without modification, no development within Schedule 2, Part 1, Classes A-H; Schedule 2, Part 2, Classes A and B; Schedule 2, Part 3, Class L and Schedule 2, Part 4, Classes B and E shall take place on the dwelling house hereby permitted or within its curtilage.

DESIGN

9. The size and scale of the proposed dwelling is as the condition above. The building will be finished in locally sourced stone with a slate tile roof. There will be up to 8No. solar panels, to manufacturers' specification on the SW pitch of the roof.

10. Landscaping will as per the submitted plan; boundaries will be demarked with post and wire fencing supplemented with two rows of thorn hedging planted at 450mm centres 450mm apart and offset.

11. All surfacing will be permeable; rolled stone - 'Asdug' 13mm to dust – compacted.

12. Surface water drainage will be to existing 10000 litre collection tanks at the farmyard (Collected rainwater is used for drinking water for the animals); foul drainage will be via septic tank situated in the position shown and sized to meet the requirements of the Building Regulations.

ACCESS and ACCESSIBILITY

- 13. The access will be as existing, onto Padfield Main Road.
- 14. The construction compound will be set out served by the existing field gate, as shown on the plans.
- 15. The dwelling will meet the relevant requirements of the Building Regulations in relation to disabled access.

POLICY

- 16. The policy basis of this development is set out in full in the decision notice. It is considered that this proposal meets all the requirements of relevant national and local policy and advice.

Ends