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Planning Statement

Proposal:

General Purpose agricultural building

Site Reference:

Land adjacent to Trenchard Drive, Harpur Hill, Buxton

Introduction

This statement has been produced in support of a full planning application for a general purpose agricultural building to be used for the storage of fodder and implements and livestock shelter.

This holding is located south of Buxton in a rural area. The land is being used for fundamental agricultural processes. This parcel of land is an owned parcel of land used in conjunction with rented land based near Chapel en le Frith.

This parcel of land is used to graze the applicant's highland cattle, goats and any sheep that require closer care, the remainder of the sheep graze the land near Chapel en le Frith.

Agricultural Holding Number

09/128/0267

Amount of development

The applicant wishes to erect a steel framed agricultural building. The floor area created by this development will be 73m². The floor area of this building will be of an open plan type design.

This proposal will assist the holding to be economically viable and provide dry storage for the fodder and implements. These are currently stored outside and bales are currently wrapped in plastic.

Use of proposed building

As a result of the applicant no longer having use of a building in which to store his fodder and implements, he would like to erect one close to his home but not so that it will affect his neighbours. This building will also help to tidy up the land behind Trenchard Drive.

The proposed building will give the livestock an area to shelter during inclement weather and enable the applicant to carry out the welfare checks required in a safe covered environment.

Siting

As shown on drawing No. 1168-002 this proposed building will be sited in an area that is currently used as a storage area for bales and implements.

Scale

The applicant wishes to erect an agricultural building 12.192m long x 6.096m wide x 3.05m high to eaves level.

We feel the scale and appearance of this building is appropriate for the site and its use.

Climate Change Mitigation

This building will incorporate sustainably sourced timber that is compliant with CE Standards set out by Government. The rainwater will be harvested into collecting tanks and used for the livestock as drinking water and washing down of agricultural machinery.

Landscaping

The site already benefits from mature landscaping, shielding it from the applicants neighbours on Trenchard Drive. A shelter belt to the east and the topography of the land ensures it will not be seen from the A515. However, the applicant is happy to plant any additional landscaping schemes that would further protect the amenities of the area.

Any trees planted will be protected by either spiral-type rabbit guards with canes or Netlon mesh-type guards including canes.

A circle of 1 metre around the base of each tree shall be kept weed free for a period of at least 2 years.

Any trees that die, become seriously damaged or diseased will be replaced by trees of similar size, unless there is reason to believe that the original species chosen was unsuitable for the site, in which case an alternative appropriate species will be used.

All planting would be carried out in the first planting season following the construction of the building.

Trees will be provided in accordance with BS 3936 and planting to be in accordance with BS 4428.

Appearance

As indicated on drawing No. 1168-003 this building will incorporate a natural coloured fibre cement roof, incorporating GRP roof lights.

Vertical cladding down to a 1.0m high concrete panel wall to the north side elevation and both gables to be treated Yorkshire boarding set in a traditional spaced system.

Below cladding to be pre-stressed concrete panels.

The south side elevation will remain open.

Along each side of the building will be 160mm half round black PVC gutters complete with 110mm diameter black PVC rainwater piping into a rainwater harvesting system and collection tank.

We feel these materials will blend into the existing landscape without having an adverse effect.

Access

Access to the building will be through the applicant's property, the garage provides a throughway from Trenchard Drive that is suitable for his use with the land. This proceeds through his rear garden area onto the land beyond.

The applicant does not seek to add any tracks to the land.

The vehicle impact to the surrounding area will be unaltered.