

From: [James Stannard](#)
To: [Planning Comments \(HPBC\)](#)
Subject: DET/2024/0038 - Further information to be published
Date: 17 December 2024 07:35:08

From: Wabtec Developments
Sent: 16 December 2024 14:20
To: James Stannard
Subject: Re: DET/2024/0038 - Greenbottom Farm, Bridgement, Whaley Bridge

Hi James,

Thanks for taking my call earlier.

Please find attached PDF files of the proposed and existing plans as discussed.
Below is a copy of the text I've written on the form as to the reasons why we require this building.

Reason for building:

Currently the proposed site has some old wooden stables situated on it which have fallen into disrepair and are not economical to repair.

The proposed building would improve the visual aspects of the farm yard and help the farm run more productively.

The stables on the south side of the existing plan drawing are constructed as a lean to against another portal steel frame building that was constructed circa 1984. Formally (up until 2021) the steel frame building was used to house sheep and hay.

When we moved to the property in October 2021, the portal steel frame building was in a poor state. We fitted a new roof with concrete fibre sheets instead of the original, hazardous asbestos sheets. The sides were cladded with traditional Yorkshire boarding to improve the visuals of the building.

The farm has required a lot of renovation work and we have invested in a lot of equipment to improve and maintain the land to keep it running as a traditional farm. Currently we use the existing portal steel frame building to securely store and maintain our equipment. We cut some of the fields for hay which we sell locally. This is stored in a stone barn on the property, however this barn has issues with the roof which is causing the hay to spoil, the wooden floors are rotten and also is not suitable for access with farm machinery. The stone barn will require significant financial investment, which we cannot fund until we can re mortgage in 2027, and even then repairs will not be short time scales.

Last year we invested in a flock of Suffolk sheep to breed off and sell the meat locally. So far we have kept them outside, however at times we do need to bring them in for routine procedures like foot trimming/vaccinations/lambing.

I understand that under the "Permitted Development" rules we cannot house livestock in the proposed building due to the distance from our neighbours house "Greens Deep" breaking the 400m stipulation. Therefore an alternative solution is to use the existing steel frame building for its original purpose for any livestock requirements, and to use the proposed building for storage of farm plant / machinery (Diggers/tractors/mowers/trailers etc) and also the hay that we make and store. This would help the farm be more productive, sustainable and would improve the view of the farm for anyone that can see the property.

The proposed building would consist of Portal Steel Frame, Concrete Fibre Roof, Yorkshire Board Sides, Concrete Block Walls. (full details can be found on proposed layout drawing.)

Regards
Will Bryan

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