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ALLEN & HUNT

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Local Requirements

Proposal: Agricultural general purpose replacement building – Resubmission of application No. HPK/2008/0683

Site Reference: Mr P & J Anderson, The Stables, Cowdale, Buxton. SK17 9SE

Affordable Housing Information

Not Applicable

Agricultural Developments Statement

Agricultural Holding No.

09/132/0021

Size of holding

The applicant currently farms approximately 9 acres. This figure includes existing agricultural buildings. This farmland is used to rear sheep and to produce fodder.

This land is split into two blocks; 2½ acres owned at The Stables, Cowdale and 6½ acres rented at Red Gap Lane, Buxton. The land at Red Gap Lane is 1-mile north of the land at Cowdale as indicated on drawing No. 737-004, this land has been gained since application No. HPK/2008/0683 and is being rented for the foreseeable future (confirmation of rental agreement is attached).

In application No. HPK/2008/0683 the applicant owned 3½ acres at Beighton Road, Sheffield. S13 7PQ. This land is up for sale by auction in July. The applicant then intends to purchase land as close to The Stables, Cowdale as possible and as soon as possible, to save any tax liabilities. The applicant is hoping ideally to find at least a further eight to ten acres at this point in time.

Animals kept at the site

The applicant currently farms approximately 8 sheep.

Existing buildings on the holding

The existing run-down agricultural stone buildings to be replaced are used to house sheep and to store fodder. These buildings are run-down, impractical for the modern day farming practice and is beyond economical repair.

Since application No. HPK/2008/0683 part of the existing building roof was blown off in a gale, it was very fortunate that a steel tie rod off the electricity post adjacent actually prevented the roof from landing on his neighbours Transit Van and his £33k Camper Van. The roof landed within 1m of these.

Without the building being roofed and made water tight the applicant would have to

Due to the state of the existing buildings to be replaced the applicant is fully aware of the inadequate housing and storage facilities available.

Additional rented buildings/land

The applicant currently rents 6½ acres at Red Gap Lane, Buxton. The land at Red Gap Lane is 1-mile north of the land at Cowdale as indicated on drawing No. 737-004, this land has been gained since application No. HPK/2008/0683 and is being rented for the foreseeable future (confirmation of rental agreement is attached).

The applicant does not currently rent any buildings.

Proposed size of building

The applicant wishes to erect a steel framed agricultural building 12.192m long x 14.630m wide x 4.000m high to eaves level (floor area: 178.37m²). The additional floor area created by this development will be 85.36m², this increase is to suit the modern day farming practice and equipment.

Proposed use of building

The applicant currently farms approximately 9 acres. This land is split into two blocks; 2½ acres at The Stables, Cowdale and 6½ acres at Red Gap Lane, Buxton. The land at Red Gap Lane is 1-mile north of the land at Cowdale as indicated on drawing No. 737-004, this land has been gained since application No. HPK/2008/0683 and is being rented for the foreseeable future (confirmation of rental agreement is attached).

In application No. HPK/2008/0683 the applicant owned 3½ acres at Beighton Road, Sheffield. S13 7PQ. This land is up for sale by auction in July. The applicant then intends to purchase land as close to The Stables, Cowdale as possible and as soon as possible, to save any tax liabilities. The applicant is hoping ideally to find at least a further eight to ten acres at this point in time.

As a result of the applicants ever expanding business he requires this replacement building to house and lamb sheep and to store fodder and implements.

At present the applicant currently houses sheep and stores fodder in the existing run-down stone buildings to be replaced however these buildings are impractical for the modern day farming practice and are beyond economical repair.

Due to the state of the existing buildings to be replaced the applicant is fully aware of the inadequate housing and storage facilities available.

This proposed replacement building will continue to be used to house approximately 8 head of sheep. These sheep will be loose housed on a solid floor. These sheep are currently on the holding however they were recently moved off the holding to enable the applicant's boundary walls and fences to be reconstructed and made stock proof.

This replacement building will accommodate the required stocking densities and ensure good farm/stock management with easily maintained clean and hygienic conditions. These buildings will ensure a good strong future for his business.

Shelter should be provided for sheep especially in cold, wet, windy weather, at lambing and after shearing. Very young lambs are particularly susceptible to hypothermia in cold wet weather.

Defra regulations state that animals are not meant to poach the ground therefore housing for animals is essential.

FABBL requirements state that the space allowance for loose-housed sheep on a solid floor during pregnancy is a minimum of 1.2m² - 1.4m² and 2.0m² - 2.2m² after lambing with lambs at foot up to six weeks of age.

Deep litter bedding will be used on the solid floor; this bedding will then be spread back on the applicants land.

Where possible, pregnant ewes should be kept in groups of less than 50 to allow for better individual recognition and attention at lambing time.

This replacement building will also be used to store conventional bales of hay (produced on the applicants own land). By enabling these bales to be stored in the building it will reduce the use of plastics therefore creating a more environmentally friendly holding.

The applicant produced approximately 450 conventional bales of hay off the land at Beighton Road, these bales were then transported back to the land at Cowdale. Due to this land being sold the applicant is looking to produce hay off the land to be purchased in the near future or buy the hay in from an alternative source.

In addition to the above this replacement building will also be used to store implements in which are currently left outside exposed to the elements. This replacement building will also enable the applicant to have shelter to mend any broken down implements. Implements to be stored include a tractor and trailer and general sheep handling equipment required to manage the holding. This replacement building will enable the equipment to be kept out of view and restricts the chances of the implements being stolen.

Due to the existing building at The Stables being impractical for the modern day farming practice the applicant is unable to store all his implements within the building. As a result the applicant currently stores a tractor and flat trailer at a near-by relations farm for security reasons.

Concerns were expressed during application No. HPK/2008/0683 regarding the use of the building for the applicant's son's contracting business. We can confirm that this replacement building will **not** be used for the applicant's son's contracting business.

A JCB 360 (shown in the attached photo) was used to carry out work on the land. This machine will not be stored in the building or on the holding.

The rubble removed from the rear of the existing building was removed using the applicant's son's little digger. This digger was solely used for this purpose and is kept at Topley Pike Quarry.

Employment at the site

The applicant currently runs the holding himself and does not employ anyone on the holding.

Agricultural Workers Dwellings Appraisal

Not Applicable

Archaeological Report

Not Applicable

Biodiversity Survey & Report

Not required

Change of use of shops or community facilities to other uses – Supporting Information

Not Applicable

Environmental Statement

Not Applicable

Town Centre Uses –Evidence to accompany applications for town centre uses

Not Applicable

Farm Diversification Schemes – Supporting Information

Not Applicable

Flood Risk Assessment

Not Applicable

Foul Sewage & Utilities Assessment

Not Applicable

Heritage Statement (including listed buildings, Historical features, Archaeological features and Scheduled ancient monuments)

Not Applicable

Land Contamination Assessment

Not Applicable

Landfill Applications

Not Applicable

Landscaping Details

The applicant is happy to carry out any landscaping scheme specified by yourselves in order to protect the amenities of the site and the area.

Any trees planted will be fenced from livestock and 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.

Lighting Assessment/ Details of Lighting Scheme

Not Applicable

Loss of Employment Land/ Buildings Statement

Not Applicable

Noise Impact Assessment

Not Applicable

Open Space Assessment

Not Applicable

Parking & Access Arrangements

Not Applicable

Photographs & Photomontages

Please find attached photographs. These photographs show the existing stone buildings to be replaced before and after the roof was blown off.

Planning Obligations – Draft Heads of Terms

Not Applicable

Planning Statement

Not Applicable

Refuse Disposal Details

Not Applicable

Site Waste Management Plan

Not Applicable

Statement of Community Involvement

Not Applicable

Structural Survey / Works Method Statement

Not Applicable

Telecommunications Development – Supplementary Information

Not Applicable

Transport Assessment

Not Applicable

Travel Plan

Not Applicable

Tree Survey / Arboricultural Implications

Not Applicable

Ventilation / Extraction Statement

Not Applicable