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Your ref
Our ref PG/EVP/WS/3/12/8293 & 3/12/8283
Date: 29 September 2011

Dear Miss Booth

**APPLICATION NUMBERS 3/2011/0477 AND 0621
PLANTATION FARM, CHIPPING ROAD, CHAIGLEY
GRID REFERENCE SD 665 430**

I refer to your consultation letter concerning the above applications and have the following comments to make.

Introduction

Two planning applications have been submitted by Mr Jonathan Hadfield of J Hadfield Engineering/Surveying on behalf of Mr Allan Kay for the erection of a covered muck store and erection of a general storage building for agricultural purposes including the demolition of two existing buildings. A site visit was made whilst the applicant and his agent were present.

Agricultural Land

The area of land farmed by Mr Kay is 214 acres (87 hectares). I understand that the applicant now trades as a sole trader, with his father having left the partnership approximately five years ago. All the land is grassland and is situated within a ring fence of the farm.

Agricultural Enterprise

The applicant operates a beef and sheep breeding/rearing enterprise. At the time of inspection, the applicant had 54 head of cattle consisting as follows: 27 cows, with 29 calves at foot (all less than 8 months of age); 9 replacement heifers; 11 in-calf heifers, 1 stock bull and 6 heifers. I was told that all heifer calves produced are kept as replacements with all the bull calves sold at aged 9-10 months of age.

Wayne Selway MRICS FAAV
Land Agent
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Mr Kay told me that it his intention to increase the size of the suckler herd to approximately 60-70 cows.

In addition to the cattle owned by the applicant he is currently contract rearing approximately 20 head of cattle, belonging to other farmers.

At the time of inspection, the sheep enterprise consisted of 17 pedigree LLeyns ewes, together with one ram and 29 lambs. The applicant would also like to increase this enterprise with the intention of retaining all gimmer lambs, so that the total flock will increase to 150 breeding ewes. It is hoped that lambs produced will be sold wherever possible for breeding purposes, with the remaining lambs being sold fat. In addition to these sheep the applicant takes every winter approximately 200 sheep.

In addition to the above activities, I was informed by Mr Kay that he carries out agricultural contracting work, including agricultural building works. Mr Kay explained that since becoming the sole trader at the farm, the amount of agricultural contracting work is decreasing and he intends to focus his time building up the agricultural operations.

Existing Buildings

There are a range of modern and traditional buildings at this site.

Proposed Development

Application Number 3/2011/0477

This application relates to the erection of a covered muck store as shown on the plan submitted with the application. The building would be constructed of a seven bay steel portal frame, concrete panelled walls and Yorkshire boarding above with a fibre cement sheeted roof. The proposed building would be sited to the north-west of existing accommodation buildings.

Application Number 3/2011/0621

This application is for the erection of a general purpose storage building as shown on the drawing submitted with the application. The building would consist of a five bay steel portal frame building with concrete panelled walls and Yorkshire boarding above and a fibre cement sheeted roof. The building would be used principally for the storage of straw used as bedding for the cattle but also for machinery. Included with this application is the removal of an existing dilapidated timber framed building situated to the north-east of the existing house, together with a stone built bull pen.

Assessment

I note the proposed development is in an area designated as an area of outstanding natural beauty in the adopted Local Plan and is subject to policies ENV1 and G5. When assessing the application, I consider the following matters should be addressed:

1. The development is necessary for agriculture.

Application Number 3/2011/0477

I have examined the existing waste storage facilities available to the applicant, which currently consists of a modest midden. I appreciate that the farm is within close proximity to the River Hodder and is within the catchment sensitive area. Taking the above factors into account, I consider that there is inadequate manure storage on the holding, and that the proposed building is reasonably necessary taking into account the agricultural operations.

Application Number 3/2011/0621

The proposed building would be used for the storage of bedding, feed, and also machinery. The existing storage buildings at the site are limited, which was evident by the fact that straw was being stored within the feed passages of the livestock buildings. Taking into account the area of the land farmed, and the scale of the agricultural operations, I am of the view that an additional undercover storage facility is reasonably necessary.

2. The design is appropriate for the intended use.

Application Number 3/2011/0477

The building is of a purpose built agricultural type design, and is roofed to prevent rain water from entering the store.

I consider the size of the building to be acceptable, but only on the basis that the proposed expansion in livestock numbers takes place.

Application Number 3/2011/0621

This building is also of a typical agricultural design, and is suitable for the intended use. The building would be used for a variety of purposes, and an additional access into the building would provide greater versatility of use, however, I do not consider this to be essential.

3. Siting

Application Number 3/2011/0477 and Application Number 3/2011/0621

The proposed site of the covered midden is adjacent to the existing livestock buildings, which will facilitate ease of waste management. I therefore consider it to be appropriate. The proposed general storage building is also within close proximity to the existing buildings, and is also suitable from an operational point of view.

Other Comments

As mentioned above, the applicant also undertakes agricultural contracting work including building work. If planning consent is granted, you may therefore consider it appropriate to condition the use of the building to agricultural use associated with Plantation Farm only.

I would be grateful to receive a copy of your Decision Notice in due course.

Yours sincerely



Wayne Selway MRICS FAAV
Land Agent