

Agricultural, Design and Planning Statement

*For, Thornley Hall Farm, Thornley with Wheatley
Applicants : H E Airey & Sons*

This full planning application is submitted for a proposal to erect an extension to the approved general purpose agricultural storage building to provide additional for storage of feed and livestock equipment. The site is set well back from the road, adjoins an existing livestock building and is near to the existing silage clamp, farm buildings and accesses directly from the farm land and farm yard. The building extension is reasonably required for the agricultural business.

Agricultural Justification

This is a proposal to create an extension to the approved general purpose storage building adjacent to the existing livestock building. The need for a separate storage building to serve the larger dry cows and home bred heifers has been identified by the applicant and his advisors.

The building will be run together with a sustainable integral rainwater harvesting system to make best use of clean roof water and minimize the use of a soakaway for rainwater in periods of intense rainfall. Given the significant variations in milk and heifer replacement prices as a result of supply, market and currency fluctuations it is necessary to provide a greater level of annual feed reserves, storage and to protect valuable livestock equipment rather than depreciating when stored outside in the elements. The business can then weather the more difficult times forecast ahead following departure from the current EU agri-support mechanisms.

A greater number of quality home bred heifer calves are being reared along with a number of beef calves which has increased the demands on existing buildings for housing. As such the existing dairy and heifer rearing livestock buildings do not provide any spare space to provide for the increased storage space requirements. The proposed modern general purpose storage building seeks to remedy this deficit.

Design

The new building is to be of the same construction and materials as the more modern buildings on the site. The orientation is parallel to the existing silage clamp and recently constructed livestock building. The proposed new building will be reducing the apparent visual impact of existing silage clamps and adjoining livestock building. The materials to be used are a steel frame, fibre cement roof (colour natural grey) with clear plastic roof-lights, metal sheeted gates (juniper green) and with reinforced concrete panelled walls with timber space boarding above. The design and materials finish have regard for the siting and match the existing modern farm buildings.

Access around the Building

Access to and around the building using the concrete apron/existing stoned hard standing is to be from the adjoining fields, farm yard area and adjacent farm buildings. The new general purpose storage building will serve as general storage for the existing buildings.

Appearance

The materials are going to be similar to the completed modern buildings in the farmstead. With the roofline adding to screening of the existing silage clamp and approved livestock housing the new building will add negligible visual impact to views from the road to the east. The east elevation will show the majority timber space board cladding which is preferable to an open side and visible paraphernalia. The older clamps with sheeting covered in tyres are unsightly so there are some overall screening benefits provided by this proposal. Having the same material finish as the existing adjacent building, it does not look any different from the (limited views) and the appearance is similar to the existing building. The site is already below the higher level of adjoining land and has the benefit of a traditional dry stone wall field boundary to provide additional screening at this higher level.

Conclusion

The proposed extension to the approved general purpose storage building will improve the management of the holding and provide storage, protect valuable feed and preserve farm livestock equipment in good working order. The building is reasonably required for the agricultural business.