

Planning Statement

Proposed Agricultural Building for Feed and Machinery Storage at the land rear of Hollins House, Slaidburn

Proposed Agricultural Building at the Land rear to Hollins House, Slaidburn

Proposal and Requirement

The proposal is for an agricultural building for general livestock feed and machinery storage. The building will form part of the tenancy of tenant farmer at Sykes Farm near Dunsop Bridge. The proposed building will be used for storing farm machinery and trailers which is required for day to day use. It is vital machinery and trailers are stored indoors to prevent weathering and damage to the machinery. Ensuring machinery is stored in a secure building deters thieves and improves security, especially due to the remote rural location of the proposed building.

It is essential for livestock feed to be stored in a clean and dry environment. Animal feed spoils during storage and deteriorates depending on the quality when it is received but is mainly based on the storage conditions. Hay needs to be stored undercover in order to protect them from wet weather and vermin. If hay and straw get wet and dirty then it can quickly deteriorate, which is unacceptable for the welfare of the livestock. It is also an unnecessary waste of money. Providing covered storage within the proposed building is a practical solution. It will also reduce the transportation and handling of the bales around the farm especially with the distance from Sykes Farm to land at Hollins House (the location of the proposed building). The distance between the main farm and the land at Hollins House is approximately 12 miles.

Design - Materials and Construction

The proposed building will measure 18.3m (length) x 9.49m (width) and will be 3.54m to the eaves. The internal layout of the building will be open plan to allow for ease to manoeuvre machinery. Please refer to Plan of Elevations for details.

The building will be constructed using a steel portal frame, grey fibre cement roof sheets, Yorkshire boarding and concrete panels to the walls.

Access to the site is as existing, via the road from Catlow Road.

The proposed building location will not be visible to the public due to the large volume of well-established trees in the surrounding area.

Land

The agricultural holding at Sykes Farm extends to approximately 1500 hectares consisting of moorland, pastures and meadows and is a mixed livestock farm with suckler cows and sheep. The block of land at surrounding Hollins House, Slaidburn is approximately 80 acres which is mainly used for grazing sheep all year round.

Farm Buildings

There are currently no farm buildings on land at the proposed location of the building.

Tree Planting

The proposed site is screened with large established trees to the proposed building, however the applicant is willing to plant additional trees if the planning officer deems this to be required.

If required the tree planting will be enclosed with post and wire stock fencing and the trees will be planted to the appropriate spacing to create an additional screen. The tree will be planted during the planting season between November to March, in accordance with British Standards.

Planning Policy

The proposal is applied for under Prior Notification as it is considered that it complies with Part 6 Class A of the Town and Country Planning (General Permitted Development (Order) (Amendment)) 2018, as follows:

- a) The site is not a separate unit of less than 1 hectare;
- b) No development has been carried out under Class Q on the holding;
- c) It does not involve any works to a dwelling;
- d) It does not involve any works that are not required for agriculture;
- e) The building measures less than 1000m²;
- f) The site is not within 3 Km of an aerodrome;
- g) The building does not exceed 12 metres in height;
- h) The building is more than 25 metres from a classified road;
- i) The building is not for the accommodation of livestock or storage of slurry;
- j) The proposal is not connected to fish farming;
- k) The proposal is not connected to any biomass boiler or anaerobic digester scheme.

The proposal is for the erection of a building on an agricultural unit of more than 5 hectares and is reasonably necessary for the purposes of agricultural on that unit. It is therefore considered that the application complies with the requirements of the GPDO 2018.

Conclusion

This planning statement has set out the background to the farm and demonstrated the need for an agricultural building on the farm for farm storage building. The proposed building is of a modest scale, informed by the needs of the enterprise. Its design and construction are that typically found on modern agricultural buildings in the locality. It is considered that the proposal meets the requirements of local planning policies and requirements of the General Permitted Development Order.