

Planning justification statement

Proposed Agricultural Building

Smithy Cottage, Birks Brow, Thornley with Wheatley, Preston. PR3 2TX

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1 : Introduction

1.1 This statement has been prepared to support the submission of a planning application for the erection of an agricultural building at Smithy Cottage, Birks Brow, Thornley with Wheatley, Preston. PR3 2TX

2 : Description of site and proposed development

2.1 The application site is agricultural land, which is used for grazing for sheep, pigs and chickens and or the production of silage.

2.2 The site is located in open countryside, within the Green Belt and on the border of the AONB, (area of outstanding natural beauty).

2.3 The development proposed is the erection of an agricultural building with external measurements of 6m x 6m, and a height of 2.5 m to the eaves

3 : Justification

3.1 The development proposed is the erection of an agricultural building. The proposed building will be used for the storage of machinery, animal feeds, animal bedding, hay bales and associated items

3.2 The proposed building will be constructed using Forest Green 24mm Box profile wall cladding, single skin Plastisol coated steel sheeting

3.3 The roof will also be constructed using Forrest Green 30mm Box profile roof cladding, single skin Plastisol coated steel sheeting, with a 10 degree pitch, with anti-condensation barrier and skylights.

3.4 The proposed building will be 6 metres by 6 meters, giving a gross floor area of just 36 m2

3.5 The proposed building is to be located close to the access to the site from Birks Brow and in the unlikely event that screening was required, could easily be screened by hedgerows to reduce any perceived impact on the character of the landscape.

3.6 The land has been used for agriculture for at least the last 100 years

3.7 The National Planning Policy Framework states that buildings for the purposes of agriculture, are not inappropriate.

3.8 The proposed building is very modest in size, commensurate with the use and size of the land, and is to be constructed in materials and colours that are both in keeping with standard agricultural buildings and also with other agricultural buildings in the surrounding area.

4 : Conclusion

4.1 The applicant has kept pigs, hens & turkeys on and off for over 14 years. Currently the applicant has four hens and two pigs. To date, the lack of an agricultural building has forced the applicant to have to rely on other famers to provide sheep to graze the land, and or to provide machinery to cut and bail the hay for them.

4.2 As the applicant approaches retirement from their career of the last 30 years, they have the opportunity to make full and proper use of their agricultural land and they intend to add their own sheep to their current flock and or expand their operation with hens, pigs or even turkeys. They require a tractor and associated attachments to be able to farm the land as required. Approval of this modest in size agricultural building would facilitate these requirements and mean that they no longer would have to rely on others to farm the land for them.