

Agricultural and Planning Statement

*For, Lyme House Farm, Thornley with Wheatley
Applicants E Roper and Sons*

Introduction

This agricultural application proposes to create general purpose agricultural storage building adjacent to the existing silage clamp which is situate to the rear of the farm yard.

Agricultural Justification

The need for separate new storage for the dairy enterprise has been identified by the applicant. This will be used to provide covered storage for dry feeds including grains, straights, supplements, and fodder. In addition given the significant fluctuations in feed and straights prices as a result of supply, market and currency fluctuations it is necessary to carry more stocks on hand. The requirement for the additional proposed storage has been identified by the applicants and their advisors. The business can then weather the more difficult times forecast ahead following departure from the EU agri-support mechanisms.

The herd had relied, in the past, on a number of bought in heifers each year but now the herd is more established. The quality home bred heifer calves are being reared along with a number of beef calves which has increased the demands on existing older buildings for livestock accommodation.

The provision of safe and stress free facilities for the applicants, staff, and deliveries is paramount as is minimal disturbance to livestock. As such the existing dairy and heifer rearing livestock buildings do not provide any spare space to provide for the requirement to store additional home produced fodder, feed grains, and bought in straights. The proposed general purpose storage seeks to remedy this deficit.

Design

The proposal is to be of the same construction and materials as the existing buildings on the site. The orientation of ridgeline is parallel to the existing manure store. The materials to be used are a steel frame, fibre cement roof and with reinforced concrete panelled walls with profile steel cladding above. The suggested colour is juniper green to match the existing building adjacent to the immediate yard area.

Transport & Access

Access to the site is from the public highway using the existing entrance and drive. The existing entrance is onto a straight section of road with good sightlines. This application does not seek to alter the existing entrance or usage of it.

Access around the Building

Access to and around the building is to be from the existing farm yard area to the north west side. The new storage will service the existing farm buildings.

Appearance

The materials are going to be similar to the completed modern buildings in the existing farmstead. The roofline being close to the existing manure store and other existing buildings, the new store will add little additional visual impact to views from the road to the west. The proposal will be mostly obscured on the approaches to the farm by other existing buildings and structures. The proposed new storage building will be set on an existing yard area which is significantly below the existing gradient of the land which rises to the rear. This higher land obscures the majority of the lower walls including all of the rear concrete panels and side panels. The surrounding hedgerows, mature woodland and mature treelines significantly reduce the apparent overall visual impact. There are some additional benefits including the proposal partially obscuring the stark outline of the existing large circular concrete above ground tank.

Conclusion

The proposed new storage will improve the management of the holding and the business which includes the feeding, and maintaining the high welfare status of dairy cows, dairy heifers, and young cattle. The agricultural building for farm storage is both necessary and reasonably required for the existing agricultural business.