

Agricultural and Planning Statement

*For, Wheatley Farm, Thornley with Wheatley
Applicants : WM & PM Hayhurst and Son*

Introduction

This agricultural application proposes to create general purpose agricultural storage building adjacent to existing farm buildings and 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 number of dairy cows has been increased, from quality home bred heifers which are being reared, 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 cow 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 farm buildings. 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 roof colour is natural grey to match the existing buildings adjacent to the immediate yard area. The proposed profile cladding above concrete panels is Juniper Green which matches a number of other farm buildings in the vicinity. The proposal forms a suitable building that is designed so that modern equipment can be operated safely at all times without compromising the roof structure or employees. The latest generation of equipment has higher reaches and tipping heights. North gable cladding is not proposed so as to permit access and unhindered tipping heights. To meet health and safety guidance embodied in legislation safe clearance is required for tipping trailers and telescopic materials handlers.

Transport & Access

Access to the site is from the public highway using the existing entrances. The existing entrances are onto a good section of road with reasonable sightlines. This application does not seek to alter the existing entrances or usage of them. There are no public footpaths in the vicinity of the site.

Access around the Building

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

Appearance

The materials are going to be similar to the completed modern buildings in the existing farmstead. The ridgeline being in line with and close to the other existing buildings, the new store will add little additional visual impact to views from the road to the north. 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 area which is significantly below the existing gradient of the land which rises to the east and south. This higher land obscures the majority of the lower east side walls including all of the concrete panels. The surrounding hedgerows and mature treelines to the west, south and north significantly reduce the apparent overall visual impact.

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.