A&H
STRUCTURES LTD
01335 350419 sales@aandhstructures.co.uk

Further Justification

Proposal: Replacement agricultural building to house sheep & to store fodder & implements
Site Reference: Mr D Gayles, Prospect Cottage Farm, Upper Lea, Matlock, DE4 5GR

Please find below responses in respect of some of the objections that have been raised in respect of the above proposal.

Character appraisal
This holding is located in Lea Village, south east of Matlock in a rural area. The land and buildings are being used for fundamental agricultural processes. The holding extends to approximately 80 acres with approximately 12 acres at this site and the remainder at the applicants rented site in Middleton. This farmland is currently used to rear sheep and produce fodder. The field boundaries in this area comprise of stonewalls.

The 13 acres at Prospect Cottage Farm has seen a slow downturn in agricultural activity over the past few years as the owners downsized due to their age and ability to manage a larger holding, however the land has been rented out more recently to another local farmer that used the land to graze his sheep.

The holding is situated in the Wooded Slopes and Valleys Conservation Area, with the buildings falling approximately 40m within the boundary of the Derwent Valley Mills World Heritage Site Buffer Zone.

Prospect Cottage Farm is a newly purchased property by the applicant and the main buildings on site are beyond economical repair and fall far below that what is required for animal welfare. (See photomontage).

The existing buildings are of timber framed constructions which are rotting and cladded with timber and tin sheeting with suspected asbestos roof sheeting causing the location to look rundown and an eyesore.

Amount of development
The applicant wishes to erect a replacement steel framed agricultural building (of which virtually none of the steelwork will be shown when complete). The floor area created by this development will be 209.03m². The floor area of this building will be of an open plan type design and livestock will be loose-housed.

The floor area of the existing useable building is 105.54m² with a further approximate 30m² within the unusable buildings giving an overall increased floor area of 73.49m².

This proposal will assist the farm to be economically viable.

Access and Site Traffic
After further consultation it was deemed that the original idea for the track would not work for a tractor and trailer and a new proposal has been presented on Drawing No. 1470-002 Rev A. This proposal shows the stone wall being removed and rebuilt at an angle into the field to create a suitably angled entrance into the field to allow for a tractor and trailer to easily gain access without causing damage to any neighbouring properties or track.

The proposed track will be styled like a traditional farm track with 2 No. permeable hardcore tracks made up of MOT type 1 hardcore for the vehicles wheels with grass growing between the two tracks. This will be more aesthetically pleased and sympathetic to the surrounding area.

Further to the comment that movement of traffic will be massively increased and will be a danger to pedestrians and other road users; this is highly unlikely to be the case as once the building works are complete site traffic will be minimal with most activity on site be seen during and around the lambing season.

It has been suggested that the access through the yard area should be used, however this is not possible as this access is currently for household use only following several accidents and subsequently the neighbouring property being damaged. Also the access and turning circle is very narrow and todays modern machinery is too large to navigate the tight corner around the buildings.

The access track into the field is not registered at the Land Registry office as being owned by anyone with Lea Chapel the Grade II Listed building having attached a 'Caution' to the lane to be informed if anyone is to register it as being owned.

Soakaway and Foul Water
It has been suggested that the soakaway is for the foul water? This is not the case a Soakaway is mainly created as a solution to standing surface water/rainwater. It consists of a large hole or pit that receives surface water from a drainage pipe and helps the water to slowly percolate through the soil, reducing the risk of flooding and improving the stability of the ground.

Currently there is no such system in place or working drainage system so in effect with the proposed structure in place less surface water runoff will be incurred than currently.

Any livestock kept with the building will be housed on deep litter bedding (straw) which absorbs any urine which would create the foul water suggested. This is then spread back onto the applicants land to fertilise the fields as has been done for many generations of farming.

It has not been proposed that any foul water will be processed through the soakaway.

Design and Proposal
The applicant wishes to erect a replacement steel framed agricultural building 22.860m long x 9.144m wide x 3.658m high to eaves level from proposed finished

floor level with a fall on site to the north of approximately 1.00m giving the north gable elevation a total height of 5.883m

The building to be replaced is approximately 4.877m high to eaves level with a rise of 2.133m to apex giving an overall height of 7.010m.

This proposal would see a reduced apex height of approximately 1.10m making the building less visible from Lea Main Road and in view of Lea Chapel to the north.

Policy EN11 of the Local Plan 2006 clearly states “Planning permission will be granted for agricultural development, providing that:-

a) It is essential for the purposes of agricultural
b) It would not have any significant adverse impact on the character of the locality
c) Any proposed buildings are located within or adjacent to existing agricultural buildings to minimise visual impact.”

This proposal we feel complies with each of these statements and would in fact enhance the immediate area due to the state in which the current buildings are.

Policy EN26 of the Local Adopted Plan 2006 also states ‘Demolition of buildings within Conservation Areas will not be granted…, unless there is clear evidence that the building is wholly beyond repair.”

We feel this evidence has been provided and can be clearly seen upon site inspection.

Machinery and Implements
Although the applicant will keep smaller implements in this building, eg. mower, topper, chain and harrows the larger items will be stored at the building in Middleton which is set up for the storage of tractors and mending the larger mechanical items. This building is mainly for the fodder, bedding and lambing/animal welfare.

Landscaping
The applicant has proposed planting a small copse of trees to the east of the proposed site, but is happy to carry out any landscaping scheme specified by yourselves in order to protect the amenities of the site and the area, see Drawing No. 1470-005.

Any trees planted will be fenced from livestock and will be protected by either spiral-type rabbit guards with canes or Netlon mesh-type guards including canes.

A circle of 1 metre around the base of each tree shall be kept weed free for a period of at least 2 years.

Any trees that die, become seriously damaged or diseased will be replaced by trees of similar size, unless there is reason to believe that the original species chosen was unsuitable for the site, in which case an alternative appropriate species will be used.

All planting would be carried out in the first planting season following the construction of the building.

Trees will be provided in accordance with BS 3936 and planting to be in accordance with BS 4428.