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Planning Statement

Proposal:
Agricultural building for the storage of implements and fodder.

Site Reference:
Langcress Farm, Palerow Lane, Shottle

Introduction

This statement has been produced in support of a prior notification application for an agricultural storage building. This building will provide a safe storage area for the equipment and dry storage area for fodder.

This holding is located north northwest of Belper, close to the village of Shottle in a rural area. The land and buildings are being used for fundamental agricultural processes. This holding extends to approximately 14.5 acres and is currently used for rearing sheep, alpacas and produced fodder.

The applicant lives in Ashbourne and has nowhere to store his machinery and implements undercover, with the increase in rural crime the applicant would like to be able to create an area under cover to deter people from entering site with the pretence to theft.

Existing buildings on the holding

There have previously been buildings on this site before the applicant purchased the land, however these were the subject of a fire in 2019 and were never replaced. There is a couple of small buildings onsite, these are currently used for housing the alpacas and sheep.

Rented Land and Buildings

The applicant does not rent any additional land or buildings.

Amount of development

The applicant wishes to erect a steel framed agricultural building with an internal floor area of 220m². The floor area of this building will be of an open plan type design.

Use of proposed building

As a result of no buildings being on site in which to store the implements required to manage the holding and undercover area in which to store the fodder produced on site the applicant currently has to use plastic wrap which is

costly to purchase, adds a further cost following harvest to wrap the bales and is not environmentally friendly. There are very few places the take used plastic wrap with it often going to landfill sites.

Implements to be stored include a tractor, topper, chain and harrows, mower and other general agricultural equipment required to run the holding. This building will enable the equipment to be kept out of view and restricts the chances of the implements being stolen.

This building will also be used to store Heston bales of hay and straw, that are produced on the holding. By enabling these bales to be stored in the building it will reduce the use of plastics therefore helping the holding to remain environmentally friendly and reduce the lose of fodder which then requires replacement via other sources.

This building will accommodate the required storage space and ensure good farm management with easily maintained clean and hygienic conditions. This building will ensure a good strong future for his business.

Climate Change Mitigation

This building will incorporate sustainably sourced timber that is compliant with CE Standards set out by Government. The rainwater will be harvested into collecting tanks and used for the livestock as drinking water and washing down of agricultural machinery.

Landscaping

The site already benefits from a mature planting. However, the applicant is happy to work with the LPA to further protect the amenities of the area.

Any trees planted 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.

Siting
This proposed steel framed building will be sited over an area of hardstanding in an existing yard area as shown on drawing No. 1246-001.

We feel this building has been positioned in the most practical location for its use without any significant impact on the wider landscape.

Scale
The applicant wishes to erect a steel framed building being 24.384m long x 9.144m wide plus a 1.525m wide weather canopy x 4.57m high to eaves level.

We feel the scale and appearance of this replacement building is appropriate for the site.

Appearance
As indicated on drawing No. 1246-002 this building will incorporate a natural-coloured fibre cement sheeted roof, incorporating GRP rooflights and solar panels to the southeast slope only.

Vertical cladding down to a concrete block wall will be treated Yorkshire boarding set in a traditional spaced system. All roof joints will be made good with matching barge boards.

Along each side of the building will be 160mm half round black PVC gutters, complete with 110mm diameter black PVC rainwater piping to terminate into rainwater harvesting tanks for use on the holding.

We feel these materials will blend into the existing landscape without having an adverse effect.

Access
Access to the building will be from existing vehicular roadways to and around the holding. The applicant does not seek to increase the number of roadways.

Access can be gained to this holding from Palerow Lane, Shottle.

There will be no impact on the access to the site and vehicle impact to the surrounding area will be reduced as the machinery can be kept on site instead of being brought to site when required.