SUPPORTING STATEMENT IN RELATION TO A PRIOR APPROVAL APPLICATION FOR THE ERECTION OF AN AGRICULTURAL STORAGE BUILDING

AT

SPINNEY FARM
WHATSTANDWELL
MATLOCK
DE4 5EE

ON BEHALF OF

MR A BUXTON

Report produced by:-

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1.0 INTRODUCTION AND BACKGROUND

- This Report has been produced to support a Prior Approval Application to Amber Valley Borough Council in relation to a proposal to erect an agricultural building for the storage of fodder, bedding straw and implements.

- Spinney Farm is accessed from Main Road, B5035.

- The application site is located within Flood Zone 1.

- The site is not located within a Green Belt Area and will not impact any Scheduled Monument or Listed Building.

- The application site is more than 25 metres from a metalled part of a trunk or classified road.

- The applicant operates a smallholding extending to 16.5 acres. This land is used for sheep grazing and fodder making.

- The applicant currently farms approximately 30 head of sheep.

- The agricultural business operates under livestock Holding Number 09/117/0178.

- The applicant has expanded their farming operations over recent years. This has increased their requirement for agricultural buildings to serve the holding.

- At present, the applicant has insufficient space to house the stock levels and to store the fodder, bedding straw and implements required to manage the holding. The applicant currently only has the use of one agricultural building on the holding. This building (shown below) is used for the housing and lambing of sheep.



- The existing building is not suitable for the storage of modern agricultural machinery.

- Implements are being stored outside which reduces the longevity and results in them deteriorating at a faster rate. Storage of implements within a building is much tidier.

- Hay and bedding straw are purchased in on a load by load basis which is not cost effective. These bales are then stored outside resulting in a large amount of waste.

- Hay is supplementary fed to the sheep flock during the autumn and winter seasons depending upon the grass availability and weather conditions.

- The proposed building will be used to provide storage for fodder, bedding straw and implements associated with the applicant's existing farm business and management of the land.

- Implements owned by the applicant and used as part of his agricultural operations include -

    - ✓ Tractor
    - ✓ Chain harrows
    - ✓ Roller
    - ✓ Tanker
    - ✓ Trailer
    - ✓ Livestock trailer
    - ✓ Livestock sundries, feeding equipment and troughs.
    - ✓ Livestock feed and minerals
    - ✓ Livestock handling equipment
    - ✓ Land management equipment

- The proposed building will <u>not</u> be used for the housing of livestock.

- Photographs of the proposed site, including items to be stored are shown below:






- This building will be used in conjunction with the existing agricultural building and the applicant's existing farm business.

- The applicant has a functional requirement for an additional agricultural building which is at a scale and use which is appropriate for his agricultural business operation.

- No changes to the existing access are required as a result of this development.

2.0 PROPOSED STORAGE BUILDING

- As noted above, the proposed building would be used for the storage of fodder, bedding straw and implements associated with the applicant's agricultural business.

- Without a suitable agricultural building to store the above implements, they are at risk of theft. Furthermore, the longevity is significantly reduced if these are stored outside and open to the elements.

- This building would also enable the applicant to have shelter to mend any broken down machinery.

- The storage of implements within a building is also much tidier.

- Bales of hay and straw are purchased in and used for bedding livestock pens and feeding. Hay and straw are required to be dry stored. By enabling these bales to be stored in the building it will reduce the use of plastics therefore creating a more environmentally friendly holding.

- Bedding is recycled and spread on the applicants land. Soil draw down the carbon.

- The proposed building is of a steel portal framed construction with an overall length of 32.004 meters, width of 12.192 meters and an eaves height of 4.267 meters.

- The floor area created by this building is 390.19m^2. The building will be open plan type design.

- The size of this building is commensurate with the applicant's agricultural enterprise.

- The building will be constructed from a low carbon materials.

- The building will incorporate a Natural coloured fibre cement sheeted roof with vertical cladding of box profile steel sheeting coloured Juniper Green and pre-stressed concrete panels.

- The materials proposed are in keeping with the surroundings and typical of this type of building.

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

- Full elevations and site plans have been prepared and can be referenced as follows-

    - ✓ Location Plan 001
    - ✓ Block Plan 002
    - ✓ Elevation details 003

- This building has been sited in the most appropriate location on the holding both from a functional perspective and landscape and visual impact.

- Access to the holding will be from existing vehicular roadways. The applicant does not seek to increase the number of roadways and there will be no increase in traffic as a result of the development.

3.0 CONCLUSION

- The applicant has a genuine need for an additional agricultural building on his holding to provide the required space for the storage of fodder, bedding straw, machinery and tools associated with his farm business and management of the land.

- The wastage of hay/silage/straw and damage to machinery through outside storage would have a negative impact on the applicants business.

- This building would accommodate the required storage space and ensure good farm management with easily maintained clean and hygienic conditions.

- This building will ensure the holding is kept tidy with fodder and machinery kept out of sight.

- The size and scale of the proposed building is commensurate with the applicants needs to support a small agricultural enterprise.

- The siting and design of the building minimizes the visual and landscape impact.

- Vehicle impact to the surrounding area will be unaltered.

- In the current agricultural climate farms are becoming increasingly rare, and it is considered In order to not only maintain but also support and enhance a sustainable rural farming community, Local Planning Authorities are encouraged to approve proposals such as this where the applicants have successfully balanced the needs of their enterprise whilst preserving and conserving the natural environment.