

Barn Farm – Planning Statement - Jan 2021

Temporary deployment of 5 shipping containers.

Introduction

This document sets out a proposal to temporarily deploy 5 shipping containers at Barn Farm, Leake Lane, Stanford on Soar, Nottinghamshire to act as emergency storage for farmyard equipment and smaller machinery following a fire which destroyed a previously approved Hay Barn (where farm machinery/equipment items were also stored under cover roof).

The document should be read in conjunction with plans and maps that describe the size and location of the farm unit, farmyard and affected site as attached.

The location

Barn Farm is a 51.4 hectare farm sitting on the edge of the village of Stanford on Soar, Nottinghamshire, in the borough of Rushcliffe. It is located on the land to the north of Leake Lane, which runs from the village in the direction of East Leake. The farm yard is accessed along the rising farm track (approx. 450m long) which is also a Public Bridleway. The track / bridleway, as followed from its start point on Leake Lane (51.5m above sea level at 52.79548 -0.54024), rises to approx. 70m above sea level at its highest point (52.79548 -0.54024) where the bridleway skirts the farm yard before bearing left to cross a train line.

History

Originally part of the Stanford Hall estate under a Farm Tenancy, the farm has passed through ownership of the Prestwold Estate and more recently in 2017, following a farm reduction sale, to the current owner / occupiers, Mr and Mrs C W Stanger, trading as Tudhope and Stanger.

Barn Farm comprises a collection of farm buildings on a ridge line around which a number of field parcels are situated. For many years a Dairy farm, it now keeps beef store cattle and sheep and grows cereal crops and grassland. The farm business also rents a substantial area of grassland with (part-time) grazing rights on Loughborough Meadow SSSI and other small parcels in the area which in total amount to approx. 200 acres of additional grassland producing hay and silage for both farm use and as income generation.

Following a barn fire in September 2020, advice was previously sought from the LPA which left some confusion about an application to deploy 4 containers within the site of the burnt out barn. Further, an application 20/02272/FUL was submitted to enable the tidying up of the farm yard by deployment of 10 containers. In the end this application, had it been successful, would have sufficed for both the storage of items currently standing open in the farm yard, as emergency for those items which would have been stored in the burnt out barn and allowed for future farm storage requirements (as yet unidentified), but approval was not given.

The site

The site chosen for this temporary deployment, is the second preferred location, the first having been refused under planning application 20/02272/FUL.

Bearing in mind comments made in the refusal of that application, this proposal

- 1) Reduces the number of containers to be deployed to 5 with roofed spaces between. These spaces are slightly wider than the containers to allow for storage of larger agricultural devices such as tedders, fertiliser spreaders, sprayers etc. The containers to be used for

smaller items which need to be secured or to house items that are currently, temporarily under cover elsewhere and causing displacement of other machinery (tractors etc) or for general farm equipment (fencing timbers etc) currently standing open to the weather.

- 2) Recognises the Council's dislike of containers as a permanent solution and hence accepts their deployment as temporary. Despite this, for an agricultural unit, they are a quick solution in which to store the equipment(s).
- 3) Recognises objections to the previously proposed siting of the containers, where they would have been visible from a small part of Bridleway BW7. This new proposal sites the temporary storage further from the Bridleway and hidden from it, behind farm buildings and tall hedgerows. It is commensurate with suggestions made by a Planning Officer during a visit to the Farm on 5th January 2021 in respect of 20/02272/FUL.

The proposed location continues to ensure the containers are not visible from the main thoroughfare of Leake Lane, (and hence closest neighbours). This is because the proposed site is on the far side of the ridge on which Barn Farm stands and because Leake Lane has a much lower spot height, therefore simple trigonometry proves the lack of visibility.

The proposal

It is proposed to deploy 5 shipping containers painted in green or brown (to merge with existing farm buildings and natural surroundings) to house farm materials in a secure manner (some will be fully open though roofed) for a temporary period whilst decisions and plans are made regarding the future of the now burnt out hay barn that was built in 2017 and extended in 2019 and under which much of the equipment was previously stored.

The ground area affected by the proposal is 148.8 sq m, which together with the unit permitted under 20/03224/AGRIC (464.5 sq m) gives a combined area of is well within the permitted development of 1000 sq m as defined in **The Town and Country Planning (General Permitted Development) (England) Order 2015 Sch. 2 Pt. 6 Class A para. A.1(e) as amended 6th April 2018**

Impact: This is simply a temporary re-housing of equipment within the farm unit and as such will not generate any impact on the amenity of the area or additional traffic.

As previously discussed with the Planning Office, public views over the farm are few and far between and at long distance. The container deployment will not be visible from nearby public roads due to the nature of slopes behind which the site is located.

It is envisaged that a deployment of up to 6 months would enable research, planning and development of a fully permanent solution to be carried out and on this basis this length of time is deemed suitable especially given the minimal impact the deployment will have.

Recent Planning/Build

20/03224/AGRIC – Permitted development of 464.5 sq m stock barn. Awaiting build.

19/01253/AGRIC - Extension to hay barn (195 sq m). Built (2019) but now burned down.

17/01611/AGRIC – Build of steel portal Hay Barn - Built (2017) but now burned down.

