

No. 5 Holding, Pessall Farm

Pessall Lane, Edingale, Tamworth B79 9JL



Design and Access Statement: Rebuilding and Change of Use of Existing Agricultural Barn as an Equestrian Building

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1.0 Introduction: Location, Site Description, Application Context

1.1 The property known as “[No.] 5 Holding, Pessall Farm” is located at the very end of Pessall Lane, approximately 1.16 miles north of the village of Edingale (church), as shown by the blue outlined area on the aerial photograph below (not the red location marker). Pessall Lane itself is a single track, tarmac surfaced, no-through road. Holding No. 5 is adjacent to a working beef farm (a tenanted County Council property, No. 6), which has a collection of barns and other outbuildings. The site is, as the crow flies, some 6.25 miles north of Tamworth, 6.95 miles north-east of Lichfield, 19 miles south-east of Stafford, 6.5 miles south-south-west of Burton upon Trent, 16.25 miles south-west of Derby and 13.15 miles west of Coalville. Edingale itself is a village and civil parish in the Lichfield District of Staffordshire. It lies on the River Mease, around 7 miles north of Tamworth. Historically, the village was shared with Derbyshire. The immediate surroundings of Pessall Farm are rural and agricultural on all four sides.



1.2 Historically known as ‘Pessall Pits Farm’, the farm has origins going back over four centuries, but the property was purchased by Staffordshire County Council in 1954, which split the existing buildings up to create four farming units, then built another four new houses to create eight separate holdings in all. The ‘Pits’ element in the older name referred to the marl (clay) pits and brick kilns that were once found in this locality.

1.3 No. 5 Holding had planning permission in 2007 for the land to be changed to equestrian use (“keeping of horses and construction of ‘ménage’ [manège]”, application no. 07/00702/COU, approved on 28th August 2007), but it appears that the building on the site was not formally changed to equestrian use at the same time and therefore technically remains an agricultural building despite use for equestrian-related purposes for the past 13.5 years since the land use changed. This planning application therefore seeks to formally change the use of the building to equestrian stables and associated storage, whilst at the same time reconstructing it in a slightly different form on the same site.

1.4 The existing building on the site is 15.6 metres wide (south, north elevations) and 14.6 metres deep, giving a footprint of 227.76 square metres, with an eaves height of 3.7 metres and a ridge height of 4.3 metres. It has ‘slate blue’ profiled steel cladding and timber doors and is supported on a timber framework (a ‘pole barn’). There are several strips of translucent roof panels for internal lighting purposes, but no window openings within the walls. The rear wall is constructed of solid concrete blockwork with the steel sheeting affixed to it. The client advises that the barn stands on an existing concrete platform, which has a gradient that falls by approximately 0.5 metres from front to back, making its replacement necessary for any new building. The barn is currently used mainly as a store for horse feed, bedding, hay and tools. The only other building on the No. 5 holding is the farmhouse to the south (one half of a semi-detached dwelling).

2.0 The Proposals

2.1 The present application seeks permission to dismantle the existing barn and replace it with a similar structure of a slightly smaller footprint (15.0 x 15.0 metres = 225 square metres) but slightly greater ridge height (height: 3.0 metres to the eaves and 5.2 metres to the ridge line). This would have a steel support framework rising from a new horizontal (level) concrete slab platform. The slight increase in roof ridge height is needed to accommodate a 15-degree angle to the roof slope pitch, which is necessary to ensure adequate rainwater run-off. The height difference from front to back of the floor slab would be addressed by providing short concrete ramps up to the two proposed entrance openings on the south (yard-facing) elevation. These openings would be a pair of sliding doors on the left-hand (western) side of the south elevation and a roller shutter on the right-hand (eastern) side.

2.2 Metal louvred grids would be added for ventilation at a high level on the south and north gable ends. The wall cladding would again be of profiled steel sheets with a Plastisol coating in ‘Merlin Grey’ or a similar colour, to match other nearby buildings of similar character on the wider farm site. Instead of using full-length strips of translucent lighting panels on the roof, rectangular rooflights with translucent sheets as glazing would be substituted, five to each roof slope.

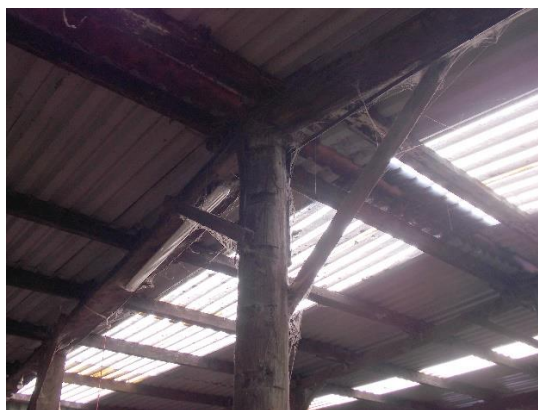
2.3 The new building would be used in the same manner as before (storage of horse feed, hay, bedding, blankets, tools) but with the addition of proper stables (stalls) to give shelter to the horses. Although the equestrian use of the existing building has been established for well over 13 years now, a formal change of use for the new building to equestrian rather than agricultural use is also sought, to bring it into line with the already permitted equestrian use of the associated land holding.

2.4 The existing access arrangements to the site will remain unchanged and will not be affected by the current proposals.

3.0 Applicable Local Planning Policies

3.1 The applicable local plan for this area is The Lichfield District Local Plan Strategy 2008 – 2029, which was formally adopted by the full Council on 17th February 2015.

3.2 **Core Policy 2** of the Local Plan Strategy states that when considering development proposals, the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework.



Site location (top) and internal appearance of existing building

3.3 Core Policy 3 states that require development to contribute to the creation and maintenance of sustainable communities. To achieve this, development should protect and enhance the character and distinctiveness of Lichfield District and its settlements; protect the amenity of residents and seek to improve their overall quality of life through the provision of appropriate infrastructure, services and facilities; and be of a scale and nature appropriate to its locality.

3.4 Core Policy 7 states that proposals for economic development and diversification of the rural economy will be supported where they do not conflict with other Local Plan Policies.

3.5 Policy NR1 states that the countryside of Lichfield District is valued as an asset in its own right and will be protected. The District Council recognises the important economic role of the countryside and wealth of resources it provides. Development proposals will be supported which:

- Assist in delivering diverse and sustainable farming enterprises;
- Deliver/assist in delivering other countryside-based enterprises and activities, including those which promote the recreation and enjoyment of the countryside, such as forestry,
- Natural Resources horticulture, fishing and equestrian activities, and crops for energy generation, which may fall outside the definition of agriculture;
- Provide for the sensitive use of renewable energy resources (in conjunction with Core Policy 3 and Development Management Policies SC1 & SC2).

3.6 The pre-application advice received from the Council's Principal Planning Officer in Development Management, dated 17th December 2020, which was made with regard to the policies cited above, contained the following conclusion:

“The development is considered to be an appropriate and sustainable form of development that will not have a detrimental impact upon the surrounding rural character. The replacement barn is similar to the existing in terms of its scale and footprint and is a typical form of development within the rural area. As such the proposal is considered to be acceptable, in principle.”

3.7 The original design submitted for pre-application advice was actually larger than the scheme now being formally submitted for approval, then being described as a building 20 metres long by 12 metres wide (240 square metres), sitting on a concrete slab measuring 22 by 16 metres (320 square metres). The current application seeks a building of only 225 square metres footprint, which is actually slightly less than the existing. In most respects it will closely resemble the existing building and should therefore not contravene any of the applicable planning policies or have a harmful impact upon the existing character of the rural area or the surrounding open landscape.

3.8 We therefore seek planning permission for the new (replacement) building and its proposed equestrian use, subject to the usual planning conditions to ensure it is constructed and used in the manner described herein and on the accompanying drawings.

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3rd March 2021; minor amendment (Rev. 1) 9th March 2021