

STATEMENT IN SUPPORT OF A PLANNING APPLICATION FOR A BUILDING TO COVER AN EXISTING CATTLE YARD

PROPOSAL

Erection of an Agricultural Building to store fodder.

SITE ADDRESS

Hearty Gate Farm, North Wotton, Glastonbury Somerset

BACKGROUND AND JUSTIFICATION

The agricultural holding at Hearty Gate Farm, North Wotton is operated by Mr John Wilkins who operates a successful 300-acre 220 cow dairy farm. The applicant is struggling with storing fodder for his successful dairy farm at Hearty Gate Farm and is now in need of building a new fodder storage barn.

The proposed development will improve the soil disturbance and produce less dirty water entering the waterways as the fodder will be cover and will not be contaminated. The new building will also improve the viability of the business, providing less food wastage.

AMOUNT

Building Area: 650m² (36.57m x 15.24m).

SCALE

Commensurate to the requirements of the holding. The applicant has kept the scale of the development to a minimum and has scaled back the proposal to meet the requirements of the farm.

LAYOUT

Site layout as per site plan contained at Appendix 2 and elevations and floor plan at Appendix 3.

APPEARANCE

Proposed elevations comprise of steel portal frame.

The roof will be clad with grey – fibre cement roofing sheets.

SITE CONTEXT AND DESIGN CONSIDERATIONS

The holding is situated in the edge of North Wotton, Glastonburys. The farmstead comprises of a range of modern agricultural buildings. Although not exhaustive, the following has been taken into consideration.

- Well-related to the farmstead which will assist with the following
 - Reducing effluent run off.
 - Reducing the amount of dirty water produced.
 - Connection of services (electricity and water)
 - Reduce visual impact of the development
- Proximity to the agricultural access.
- Designed to be functional for its intended use and safe access.
- The existing farm buildings complex is enveloped by physical barriers
- Site is ideally positioned for ease of access.
- Materials to be used are similar to other developments.

ACCESS

Access will be via the existing access leading from the council maintained highway. The nature of the development will not result in an increase of traffic movements to and from the site. Existing access is adequate for the continued agricultural use and therefore no further traffic or access assessment has been carried out.

OTHER MATTERS

Noise and Odour

The farm is well-established. Noise and odour levels should therefore not increase as a result of the proposed development.

Surface Water

Clean surface water from the proposed development will be dealt will be collected and service troughs or dispersed onto surrounding farmland. Surface water will disperse onto the surrounding farmland. The property is within Flood Zone 1 (low probability of flooding) and therefore a flood risk assessment is not considered to be required.

Landscaping

Natural 'screening' is unlikely to be achieved and due to the position of the building will not offer much wider benefit and therefore no landscaping is currently proposed.

If it were however considered that further landscape planting could enhance the setting of the building it is considered that this could be dealt with by way of condition.

CONCLUDING REMARKS

Current planning policy (e.g. paragraph 28 of NPPF) supports development of rural businesses. This proposal is founded on genuine agricultural business needs and is therefore considered to be consistent with planning policy.

In designing the building and preparing the application the applicant has sought various different scenarios and layout options. Following advice to include shed designers it is considered that the proposed development is the most appropriate in the settings as well as to meet the needs of the business.

Prepared by Cooper and Tanner

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