



PLANNING STATEMENT

PROVISION OF AN EXTENSION TO AN EXISTING LIVESTOCK BUILDING

AT NEW HARTSWELL FARM, HERODSFOOT,
LISKEARD, PL14 4QY

ON BEHALF OF MR G SAYERS

REF: AMB

MAY 2021

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BACKGROUND

Luscombe Maye have been instructed by the Applicant, Mr Geoff Sayers, to prepare and submit a Full application for the provision of an extension to an existing livestock building at New Hartswell Farm, Herodsfoot.

The Applicant farms a large acreage across the South West, operating a highly successful organic dairy business. New Hartswell Farm is a 137 acre holding that has been owned and farmed by the Applicant since 2007. New Hartswell Farm is run in conjunction with Hole Farm, a larger dairy holding comprising 600 acres which is on a Farm Business Tenancy. New Hartswell Farm has provided the Applicant with a base for youngstock to be housed, silage cutting ground and livestock grazing. The Applicant is expanding the farming operation at New Hartswell and this application seeks approval to extend the existing livestock building on the site that gained approval in 2012 under reference PA12/09461.

PROPOSAL

This application seeks approval to extend the existing livestock building. The extension is required to support the current farming system and to enable expansion. The proposed extension will be in keeping with the existing building and designed to house livestock.

Two applications have been submitted for the erection of two new livestock buildings to be positioned between the existing buildings on the level yard area and a third application has been submitted to extend the existing storage building.

DESIGN

The proposed extension will comprise two 4.5m bays on the south west elevation and one 6m bay on the north east elevation. The additional bays will be in keeping with the existing building and will utilise the yard area at either end. The proposed bays will be the same height, design and materials as the approved existing livestock building as detailed on the attached plans.

ACCESS

The site is accessed via a rolled stone track that leads from the Council highway to the buildings. No changes to the existing access are proposed within this application.

USE

The proposed extensions to the existing livestock building will provide additional cattle housing and will be purpose built for its intended use.

The building will improve welfare and provide greater space throughout the winter months, and better ventilation will considerably reduce the risk of pneumonia and additional respiratory problems that cattle may be susceptible to.

DRAINAGE

A surface water drainage system is in place on the site and is considered to have capacity to accommodate the proposed extension. Surface water drains to a water collection manhole within the yard, a pipe takes surface water to a substantial soakaway as indicated on the attached plan.

PLANNING POLICY

Cornwall Local Plan has a presumption in favour of sustainable development and supports development in the countryside that supports the rural economy.

New Hartswell is an established farmstead, the proposed extension of the livestock building will enable the expansion of an existing farm business whilst not impacting the landscape setting. The extension has been designed to serve the needs of the agricultural enterprise, it will utilise materials that are in keeping with the existing buildings and will be sited within a cluster of existing agricultural buildings on the site.

LANDSCAPING

No new landscaping is considered necessary as the proposed building will be sited on an existing level yard area in between two buildings. The proposal will not have a negative impact on the wider landscape setting.

LUSCOMBE MAYE

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