

Planning Supporting Statement for Cornwall Council

re

Application for Planning Permission for erection of 1 no. general-purpose agricultural building

Town and Country Planning Act 1990

Site Address : Treleigh Farm,
St Ervan, Wadebridge, Cornwall, PL27 7RT

Date : 20 September 2021

Applicant : Messrs Andrew & Josh Old T/A W A & J D Old

Agents : Ross Collins, BSc (Hons), MRICS, FAAV
Lodge & Thomas, Chartered Surveyors

LODGE & THOMAS

ESTABLISHED 1892

58 Lemon Street
Truro Cornwall
TR1 2PY

01872 272722

www.lodgeandthomas.co.uk



CONTENTS

	Page
1. Application Type	2
2. Description of Proposed Development	2
3. Documents	2
4. Amount	2
5. Relationship to Surroundings	3
6. Layout	4
7. Agricultural Holding / Farm Policy	4
8. External Dimensions of Proposed Buildings	5
9. Landscaping	5
10. Appearance / Design	6
11. Use	6
12. Access	6
13. Summary & Conclusions	7

1.0 Application Type

1.1 Erection of 1 no. general-purpose agricultural building.

1.2 *(Application for Planning Permission – Town and Country Planning Act 1990).*

2.0 Description of Proposed Development

2.1 Erection of 1 no. five-bay steel portal frame agricultural building on an established 242 acre (98 hectare) grassland and arable holding, in order to provide shelter for the housing and lambing of an existing commercial sheep flock of 400 ewes, together with covered storage of farm animal feed and bedding.

3.0 Documents

3.1 The application hereby submitted includes the following documents:-

3.2 Plans – prepared by Lodge & Thomas Chartered Surveyors

- Drawing No. AOLD # 101 – Location / Holding Plan Treleigh Farm
- Drawing No. AOLD # 102 – Block Plan
- Drawing No. AOLD # 103 – Proposed Building
- Drawing No. AOLD # 104 – Floor Plan

3.3 Application Documents – prepared by Lodge & Thomas

- Planning Application Form
- Planning Supporting Statement
- CIL Form 1 (Community Infrastructure Levy)

4.0 Amount *(all measurements are gross external areas)*

4.1 The Applicants propose to construct one agricultural building, viz: -

One no. five-bay steel portal frame building of 464.5 square metres floor area, or approx. 5,000 square feet, clad with natural timber boarding above natural grey concrete panels.

Roof clad with natural grey profile cement sheets. Steel doors.
Floor of compacted stone.

4.2 Therefore, the total floor area of the proposed development equates to 464.5 square metres, or 5,000 square feet.

5.0 Relationship to Surroundings

5.1 The proposed site of the new building has been selected as it is immediately adjacent to the existing range of buildings and farmhouse on the eastern edge of the farm yard at Treleigh Farm, within sight and sound of the farmhouse. The site is connected to the existing buildings and farmhouse, and the public highway, by existing farm tracks and the site itself is part of the existing farm yard. Therefore, the proposal minimises any loss of productive agricultural land, whilst providing much needed additional space for housing and lambing of sheep, and the storage of farm animal feed and bedding.

5.2 The proposed agricultural building would sit adjacent to the existing range of agricultural buildings and dwellinghouse on the farm, as shown on the Location / Holding Plan (Drawing No. AOLD # 101) and Block Plan (Drawing No. OLD # 102) submitted with this application. The existing buildings are useful but limited, such that the requirements of the farm now exceed the available storage space.

5.3 From the Classification "C" public highway between Rumford and Highlanes, an existing private entrance lane leads into Treleigh Farm. The existing lane leads through the existing surfaced yard to the site of the proposed development. The proposed site is approximately 570 metres (620 yards) from the Classification "C" Public Highway.

5.4 A Public Footpath crosses through part of the farm but would not be impacted upon by the proposed barn, being approximately 70 metres (80 yards) distant.

5.5 The proposed building is surrounded by existing farm yards, existing agricultural buildings, the farmhouse, and pasture fields. The building will not require encroachment onto pasture fields being located entirely within the existing farmyard.

5.6 The proposed Finished Floor Level will be equal to the existing adjacent building, as shown on the Block Plan.

- 5.7 The ridge height of the proposed timber clad shed is 7.315 metres (approx. 24 feet). The visual impact on the landscape will be minimal, particularly when viewed in the context of the existing farmstead and the range of farm buildings in the vicinity. The site of the proposed agricultural building is within a rural farmed landscape consisting of mainly pastoral fields, with associated farmyards and farm buildings.
- 5.8 The closest public highways are Classification "C" public highways in excess of 400 metres distant. From these, the proposed building would be screened by the existing hedges, topography and existing yards and buildings at Treleigh Farm. Similarly, when viewed from the surrounding farmland the proposed building will also be largely screened by existing buildings, hedges and the topography. The building would be viewed within the context of the existing range of traditional and limited modern agricultural buildings at Treleigh Farm, and the adjacent properties.
- 5.9 The proposed building is of a standard agricultural design that fits in with the surrounding landscape of pasture farmsteads.

6.0 Layout

- 6.1 The proposed building is shown as to location and layout on the Location / Holding Plan (Drawing No. AOLD # 101), and the Block Plan (Drawing No. AOLD # 102).

7.0 Agricultural Holding / Farm Policy

- 7.1 The Applicants, Messrs Andrew and Josh Old, are currently farming the circa 242 acre (98 hectare) holding at Treleigh Farm with a traditional sheep enterprise combined with arable cropping. Approximately 116 acres (47 hectares) are cropped for cereals, with the remaining approx. 126 acres (51 acres) down to grass.
- 7.2 The present stocking at Treleigh Farm consists of a commercial flock of 400 ewes, stock rams, together with the annual lamb crop including home-bred replacement breeding ewes.
- 7.3 The Location / Holding Plan shows the extent of Treleigh Farm edged in blue, and the application site and link to the public highway are shown thereon in red.
- 7.4 At present, the existing range of buildings at Treleigh Farm are not sufficient to meet the requirements of the farm enterprise. The

proposal would provide much needed space for increased and better storage facilities for animal feed and bedding, together with space for housing and lambing of the commercial ewe flock. The proposed development will assist the Applicants in meeting objectives, improving efficiency, time management, and reducing wastage.

8.0 External Dimensions of Proposed Buildings

8.1 Proposed agricultural building for housing / lambing sheep, and storage of farm animal feed and bedding: -

Description	Measurement (meters)	Measurement (feet)
Length of Footprint	30.480 m	100' 0"
Width of Footprint	15.240 m	50' 0"
Height to Eaves	5.486 m	18' 0"
Height to Ridge	7.315 m	24' 0"
Footprint	464.5 m ²	5,000 ft ²

8.2 Therefore, the total floor area of the proposed development equates to 464.5 square metres, or 5,000 square feet.

9.0 Landscaping

9.1 The proposed site lies on the edge of the existing farm yard at Treleigh Farm on the site of an existing area of agricultural hard standing. Therefore, the proposed location makes best use of a currently unproductive area within the range of existing farmhouse, yard and buildings, and which is connected by existing farm tracks.

9.2 The Applicants have selected the site as it is close to the existing range of buildings and is currently used for outside storage of farm animal feed and bedding (round bales). Other potentially available areas of the farm have not been selected as they are more productive land. This proposal has been designed to minimise the loss of productive agricultural land, whilst improving farm productivity and efficiency through investment in additional buildings for housing / lambing of the commercial ewe flock, and covered storage of animal feed and bedding, in order to better meet the requirements of the current system.

9.3 The site is largely screened by the presence of the existing farm buildings, surrounding fields, topography, and hedgerows. The proposed shed would be screened from the Classification "C" public

highways in the area, the closest of which is more than 400 metres distant.

- 9.4 The building is of a standard agricultural style that fits in with the local surroundings, within what is a rural area mainly comprised of pastoral and arable farms. From the surrounding area the proposed shed would be viewed within the context of the existing range of modern and traditional agricultural buildings, and other pastoral holdings in the locality.
- 9.5 It is not considered necessary to have any additional compensatory planning or landscaping in this location.

10.0 Appearance / Design

- 10.1 The proposed five-bay steel portal frame agricultural building will be of a standard agricultural design. The elevations will be clad with natural grey concrete panels at the base, and natural timber boarding (vertical) above, all beneath a dual pitch apex roof clad with natural grey profile cement fibre sheeting which incorporates Glass Reinforced Plastic (GRP) roof lights. The floor will be of permeable compacted stone. The doors / gates will be of galvanised steel.
- 10.2 The proposed building elevations are shown on Drawing No. AOLD # 103. The proposed floor plan is shown on Drawing No. AOLD # 104.

11.0 Use

- 11.1 The proposed steel portal frame agricultural building is required for the housing / lambing of the commercial flock of 400 breeding ewes, together with storage of farm animal feed and bedding on this well-established 242 acre (98 hectare) holding.

12.0 Access

- 12.1 The existing private access route leading through the yard to the existing buildings and the application site will continue to provide access to the proposed building as shown on the Block Plan (Drawing No. AOLD # 102).

13.0 Summary & Conclusion

13.1 This application is made for Full Planning Permission - in accordance with the Town and Country Planning Act 1990.

13.2 At present the existing range of buildings at Treleigh Farm do not meet the requirements of the farm system. The proposed building is required in order to provide suitable housing and lambing facilities for the commercial flock of 400 breeding ewes, together with storage of farm animal feed and bedding. The proposal would provide much needed space for increased and better livestock housing and agricultural storage facilities. This will enable the farm business to increase productivity, improve time management, reduce wastage, and grow sustainably.

R. O. COLLINS, BSc (Hons), MRICS, FAAV
Member of the Royal Institution of Chartered Surveyors
RICS Registered Valuer No. 1206900
Fellow of the Central Association of Agricultural Valuers

Partner

LODGE & THOMAS

ESTABLISHED 1892

58 Lemon Street, Truro, Cornwall, TR1 2PY