

# PLANNING SUPPORTING STATEMENT

On behalf of

**Mr R Turnbull - The Elms - Willoughby Road - Sloothby - Alford - Lincs. - LN13 9NP**

This statement has been prepared to illustrate the process that has led to the submission of the planning application for the provision of a new vehicular access to The Elms Farmhouse, Willoughby Rod, Sloothby, Alford, Lincs. LN13 9NP.

## EXISTING FARMHOUSE

The site is on the edge of the settlement of Sloothby, and the dwelling sits within a number of outbuildings, one of which has been converted from a former cart-shed to 'The Old Granary' holiday cottage and one which is in the process of being converted from the old milking parlour into 'The Old Stables' holiday cottage and a further cluster of store sheds that are to be the subject of a further application to be converted into a holiday cottage. The farmhouse has recently gained planning approval for alterations and extensions and work has recently started on the renovations and extensions.

## APPROVED GARAGE AND STORAGE BUILDINGS

On the same application approval was given for the erection of a building comprising garages, under cover parking and storage and this is shown on both application drawings No 1 and No 2.

## HOLIDAY COTTAGES

As previously stated, within the curtilage of The Elms Farmhouse are a number of outbuildings, one of which has been converted from a former cart-shed to 'The Old Granary' holiday cottage and one which is in the process of being converted from the old milking parlour into 'The Old Stables' holiday cottage and a further cluster of store sheds that are to be the subject of a further application to be converted into a further holiday cottage.

## STORAGE BARN

There is also a large storage barn previously used for agricultural purposes when the premises were a working farm. This will remain as part of the paddock and be available to any future use on the field.

## NEW VEHICULAR ACCESS

The existing access from Willoughby Road serves the main farmhouse, 2No holiday cottages and the possibility of a further holiday cottage as well as the rear field and barn. The applicant feels that the main farmhouse would benefit from its own access from the by-road to the south with a new gravel drive coming across the adjacent paddock and into the area between the existing farmhouse and the approved garages and store.

The access will be formed in accordance with the requirements of the LCC – Highways Department.

This would leave the existing access for the use of the holiday cottages which would then be more defined and be able to be upgraded and visually improved. The occasional use of the existing vehicular access for access to the field at the rear will remain.

## LANDSCAPING AND TREE PLANTING

The proposed vehicular access will not result in the removal of any trees but will only necessitate the removal of a short length of overgrown bushes and vegetation. There will be additional tree planting within the site to the front of the existing house and into the paddock to combine both areas to create an orchard

## CONCLUSION

The provision of the vehicular access, off the by road, will be in a position where the hedgerows are overgrown and unkempt and when installed, the Lincolnshire fencing to each side of it will link the style to the public footpath on one side and the un-used bus shelter (which is now used as the village notice board) to the other. The installation of the vehicular access in between these two features and in the style proposed will form an improved and clean look to the field boundary, whilst still having a countryside feel.

N/208/2003/22

