

ERECTION OF
AGRICULTURAL UTILITY BUILDING

LAND AT GR 272550 108238
EASTMERE FARM
LAPFORD
CREDITON
DEVON

INFORMATION IN SUPPORT
OF A
PLANNING APPLICATION

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1.00 Introduction

The applicant is applying to Mid Devon District Council to erect a new utility building for the storage of feed, bedding, equipment, and agricultural implements associated with the management of a parcel of land within the ownership of the applicant.

2.00 Applicant Statement – Business –Justification

David Ford –Eastmere Farm.

I purchased the land known as Eastmere Farm, just over 5 years ago. It stretched to some 1.837ha or 4.54ac. The A377 runs along the North Hedge and the Southern edge is riverbank. I purchased this land as a base for my farming activities. I had been a Dairy farmer in my own right for 20 years previously and before this I was in partnership with my Parents on their Dairy farm just outside of Witheridge, in essence, I have been farming all of my 55 years on this planet.

I have always had cattle on this land along with a few horses, purchasing Hay and Straw when required. I have now started to rent more land in the locality which will provide forage for my animals. The plan is to create a small out-door Calf rearing unit in the spring to supplement my income. In previous years I had been working for other Farmers

Therefore, I have needed to look at my business plan to find a way forward and keep an income flowing hence the calf unit.

There is an old barn already in situ, but this is not good enough to hold the amount of animal fodder I plan on keeping throughout a year. Silage can be made and wrapped, but this is dismissed as the size and quantity of animals in question would not eat enough before the bale became unsuitable. Silage left open too long causes heating in the food and various moulds form. It would cause unnecessary problems and welfare issues, along with excessive waste. I have no option but to make Hay and buy in Straw. Both of these items need to be kept dry, hence why I need a decent shed to be built on the property.

To minimise the impact of a new shed in the area, I decided to place the new Barn over half the existing shed, therefore part of the new Barn is pre-existing. Furthermore, I decided to lower the height to eaves to 10 feet rather than the usual 1.2 or 3.6m to eaves height. This would make less impact to onlookers and Neighbours. This height also allows me to use standard sized tractors to enter the building. To compensate for the lower height, I have had to increase the footprint accordingly. I decided against another site as it would have a bigger impact visually, spreading the yard all over the site in question. Along with fodder, this barn will store a little farm machinery which at present is outside. This again will minimise what onlookers can see at the site and help keep the machinery dry rather than being exposed to the elements.

The Barn will be clad in natural colours or in a colour to suit the surroundings. Plants and trees are already in place or are being grown to shield the Barn and hopefully help it blend in. I am trying NOT to look like the industrial style shed/house, which was built a couple of years ago, directly opposite the site. Thank you for taking the time to consider my application. –David Ford.

Design and Access

- 3.00 **The Site**
The site lies on the edge of the settlement of Lapford. The existing buildings are on a level plateau within a south sloping site adjacent the east boundary which abuts the public highway. The site is fenced but open to the applicants' fields providing grazing. The road boundary comprises timber boarded fencing with established bank and hedge. Stock proof fencing within the site. An existing vehicular and pedestrian access, pair metal field gates, into the site is provided on the north-east boundary of the site. Part of an agricultural holding extending to 1.837ha.
- 4.00 **Amount and Scale**
One Utility building as an extension to an existing building:-
18.23m x 9.15m and approx. 3.050m high to eaves. GIFA 167.50 sq.m.
- 5.00 **Design and Materials**
To be as generic agricultural buildings. New build. Timber framed buildings fully clad timber boarding under a profile sheet roof. Refer also to the accompanying drawings.
- 6.00 **Landscaping**
The site is an existing yard with numerous structures, loose containers, sheds on a levelled area, in open countryside between a highway (A377) and the river Yeo. The building site is set down below highway level and screened from the highway by established boundary treatment and hedge bank. All existing fences and hedges banks are to be retained and allowed to grow up.
- 7.00 **Appearance**
The current site comprises a number of structures, containers and enclosures of differing styles and materials. The provision of the new structures will amalgamate these facilities with a common design and allow the removal of these ad hoc structures improving the general appearance of the site. Farm machinery and implements currently left out in the open are to be stored securely in the new building.
- 8.00 **Use**
Agriculture –Provided for the continued agricultural management and private use of the associated land. No change of use is proposed.
- 9.00 **Justification for development**
The provision of a new building is required to meet the needs of a change to the management of the land and to consolidate storage and utility accommodation on the site.
- 10.00 **Flood Risk**
The lies within flood zone 2, an area with a low probability of flooding. A flood risk assessment is provided at Appendix 1.
- 11.00 **External Lighting**
No mains electrical services. Localised solar pv 0.5lux max lighting at pedestrian access.
- 12.00 **Access**
To be from the public highway utilising the existing access. No changes proposed to the entrance.
- 13.00 **Waste Management –Stormwater Strategy**
The buildings are to be used for the current agricultural activities on the land.
Surface water from the roof is to be directed to water butts for storage and use on site with overflow to the adjacent watercourse.
- 14.00 **Transport**
No changes to the current use, vehicle access, of the site are envisaged as a result of this development.
- 15.00 **Drawings**
The application forms are accompanied by the following documents: -
1726 - 01A 1:1250 @A4 Location Plan.
1726 –02A 1:200 @A2 Block Plans –As existing and proposed
1726 - 03A 1:100 @A3 Existing Floor Plan and Elevations.
1726 - 04A 1:100 @A2 Proposed Floor Plan and Elevations.
1726 - Wildlife Trigger Checklist.
1726 - This Information in support of the Application.
- 16.00 **Conclusion**
The Local Authority is asked to support this application and this investment in a local farming enterprise to ensure the continued viability and sustainability of the business and that by local employment and contribution to the local economy is a general benefit to the community.