

Design and Access Statement

Clifton House Farm

Kilcrash Lane

Clifton Hill

Forton

Preston

Proposal.

Full planning application for the erection of a portal framed building for general purpose use including loading agricultural fertilizer bays and storage of agricultural machinery.

Introduction.

The site which forms the subject of this application relates to a farming enterprise known as Clifton House Farm located on the western side of Kilcrash Lane in the rural area of Forton. The site is located 0.8km west of the main settlement of Forton and 1.6km east of the village of Cockerham. Access to the site can also be gained via Tansy Lane which adjoins Cockerham Road adjacent to the canal bridge. The farm complex is located down a short access track and comprises of a cluster of buildings including a large two storey stone constructed farmhouse with adjoining annex. To the rear of the farmhouse arranged within a courtyard are two traditional residential barn conversions

The application is for full planning for the erection of a portal framed building for general purpose use including loading agricultural fertilizer bays and storage of agricultural machinery. The building would have a length of 30.48m and depth of 9.14m and maximum height at ridge of 4.91m. The materials to the external walls would be Juniper Green Cladding. To the eastern elevation three bays would be open. The buildings use is needed for agricultural machines needed to be parked in dry conditions when not being used to prevent corrosion from the weather. The building would also be used for the storage of fertilizer to be loaded into the spreader which needs to be inside in dry conditions so as it does not clump and clog the machinery.

Appearance & Scale.

The proposed building will be clad using traditional agricultural materials, sheet metal cladding to the sides and roof. This scheme matches existing similar buildings within the site promoting continuity with a pleasing formal nature. Measuring 30.48m long with a depth of 9.14m and maximum height at ridge of 4.91m, the building would be deemed sufficient for the intended use and remain in keeping with existing buildings within the site.

Layout & Access.

The proposed building is to be situated within the farm complex to the centre of the site. The farmhouse would be located to the north, with similar although larger buildings to the proposed directly east and south. There are two access points onto the holding both of which are adequate and are constructed to a good standard no additional access would be required.

The site benefits from a large concrete area which provides a solid durable platform for machinery movement.

Conclusion.

The applicant's site falls within the countryside. Development for the essential requirements of agriculture would accord with the aims of Policy SP4 of the Adopted Wyre Local Plan. The policy states that proposals should also accord with Core Development Management Policies, in this case CDMP 3 and would therefore have regard to issues of amenity, scale, design and materials. The design and scale of the proposed building is appropriate for the scale of applicant's rural activities and is therefore should be considered acceptable in principle. The proposed building would not lead to an unacceptable visual impact on the area, or the character and visual amenities of the locality.