

Planning Statement

Erection of Field Shelter and Storage Building

Paddock/Field Opposite Fox Barn
Meadowcroft Farm
Lowecroft Road
Bury BL8 3PD



Mrs Deborah Lyall

APPLICATION AND SITE SETTING

This is an application for the erection of Field Shelter /Storage Shed to the land opposite Fox Barn.

Fox Barn is part of the original Meadowcroft Farm. It is accessed from Slaidburn Drive Bury. This is a development of four properties all accessed through the same road. Fox barn would have been one of the Cow sheds in its original form. It is now a two storey 3 bedroom Semi Detached house.

To the front of the property is a 1 acre (approx) field as detailed on the location plan marked in RED . All elevations give rise to open farm land.

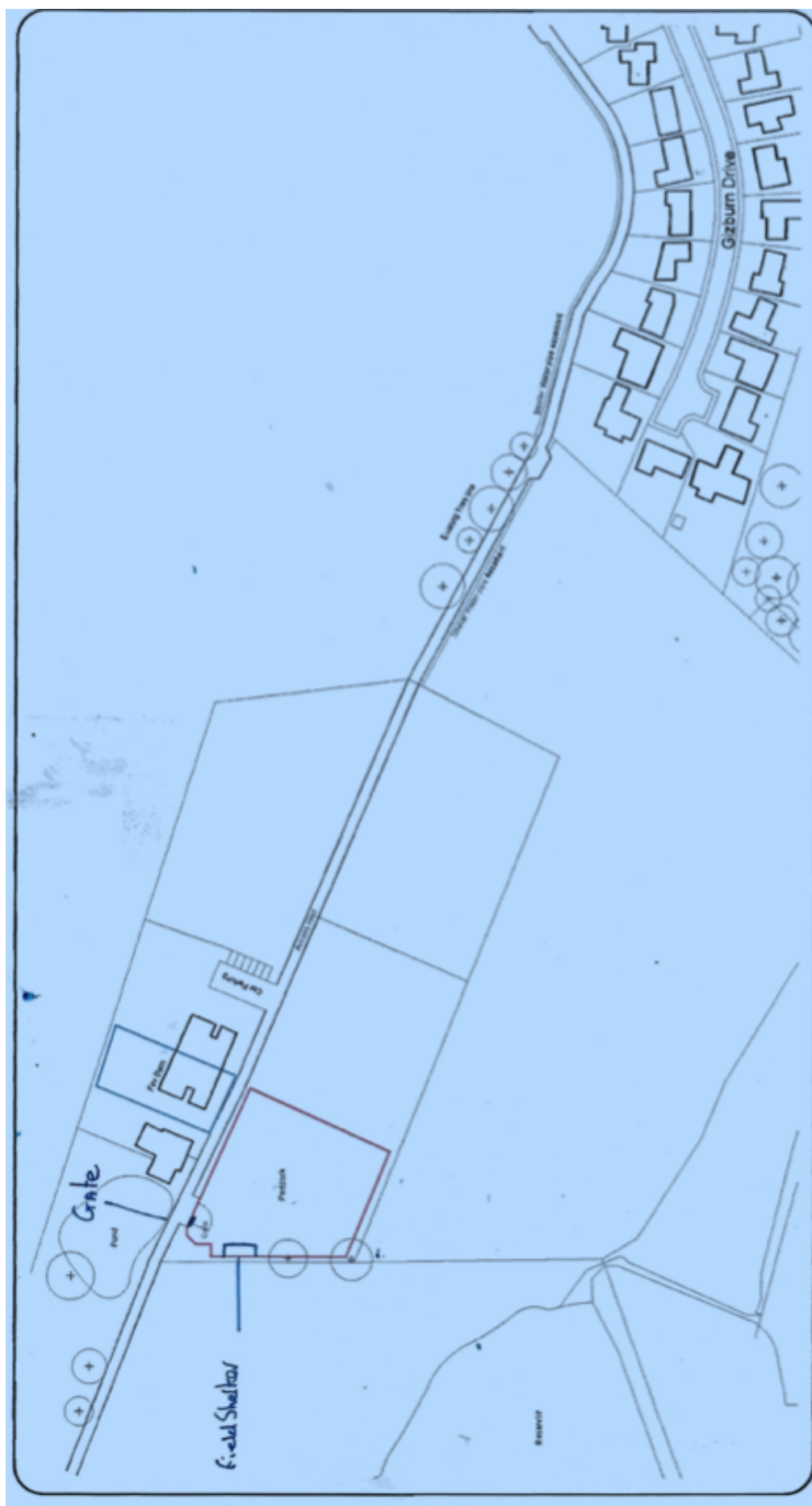
THE PROPOSED DEVELOPMENT



The development involves the erection of a field shelter which is located in the field to the front of Fox Barn . This is a timber structure which will have a solid floor. The field shelter is to be used by animals to shelter, whilst the storage building is used to store feedstuffs. There is no equestrian involvement.

The development will not have a significant adverse impact on the character and distinctiveness of the countryside.

The site is within Green Belt



The main issues

The main issues are (i) whether or not the proposal would be inappropriate development in the Green Belt including the effect of the proposal on the openness and purpose of the Green Belt; (iii) the effect on the character and appearance of the area; and (iv) if it is inappropriate development, whether the harm by reason of inappropriateness and any other harm, would be clearly outweighed by other considerations, so as to amount to the very special circumstances necessary to justify the development.

Whether inappropriate development

The Bury Unitary Development Plan 1997 (UDP) states: -

OL1/2 - New Buildings in the Green Belt

The construction of new buildings inside the Green Belt is inappropriate development, unless it is for one or more of the following purposes:

Bullet point one: -

agriculture and forestry (except where permitted development rights have been withdrawn)

The National Planning Policy Framework 2021 (the Framework) states: -

'147. Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.

149. A local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. Exceptions to this are:

a) buildings for agriculture and forestry'.

The proposed development is not therefore inappropriate. There is no need, under the terms of the Framework, to consider any impact upon openness.

Character and appearance

The Council's New Buildings and Associated Development in the Green Belt Supplementary Planning Document 2007, (Guidance note no 8) (SPD) states: -

'4.5 New buildings should normally form part of a group, rather than stand in isolation and should relate to existing buildings in size and colour.

However, in certain circumstances, new buildings of modern design may sometimes be best separated from a group of traditional buildings to avoid visual conflict'.

4.6 Where it is at an accepted distance, the site selected should be close to an existing highway in order to avoid long obtrusive driveways. development should relate to landscape features such as woodland or hedgerows and not harm views of the skyline

4.7 Applicants should include arrangements for siting, access, curtilage, boundary treatment, materials and landscaping in their plan proposals.

The proposed Agricultural Building is on a small holding – there are no adjoining buildings that could be incorporated and is positioned next to a rural lane

The building is necessary to allow animals to shelter from adverse weather conditions. And to store animal feed and equipment.

The proposed external panels would be wooden Shiplap Cladding The roof would be Black Onduline.

The dimension would be. 7.31m x 3.6m

DESIGN AND ACCESS STATEMENT

We consider that the key issue is the siting and design of the buildings, taking into account the location, character and appearance of the site. The building is a relatively small structure (field shelter 3.6 metres x 7.31 metres, located in the area to the front of the our house . It is a simple structures which does not harm the character and appearance of the area or the residential amenity of any of the neighbouring properties. The structure which could be removed once the current need for it ceases - or if it falls into a state of disrepair. The building is not used for any commercial purpose. The development is therefore in accordance with Local Plan policy OL1 as it would not have a significant adverse impact on the character and distinctiveness of the countryside or detract from the open character of the countryside.

WILDLIFE LINKS AND CORRIDORS

The erection of the shelter will not affect any Wildlife Links and Corridors. There will be no harm caused to any trees, culverts or watercourses as none are present on the site.

SPECIAL LANDSCAPE AREA

The Building is in keeping with the land and will blend in well with the surrounding area. Design and siting of the building have been considered for minimum impact to the surrounding area.

CONCLUSION

For the reasons set out above, I consider that the building will be small and in keeping with the environment and will be used to bring character and charm to the area with the introduction of sheep and Alpacas to the popular walking area.

Deborah Lyall
Fox Barn
Meadowcroft Farm
Bury BL8 3 PD

07545198032

4th May 2023