

Planning Statement

Proposal: AGRICULTURAL STORAGE BUILDING

Site Address: LAND SOUTH OF TORCH ROAD FARMHOUSE, TORCH ROAD
BURY BL9 5QS

Applicant Mr JOHN LEES

29 th November 2021

Location

1. The site is at a field south of Torch Road Farmhouse, Bury, along with 17 acres (6.8 Ha) in a ring fence. It has been recently purchased by the applicant to run in conjunction with the main farm at Park Farm, Manchester Road Walmersley. The applicant has the intention of keeping a flock of fattening sheep, on the land along with making hay off the land to feed the sheep.
There are currently no means of making/storing hay to feed any livestock. Hence the application submitted.

Background

The farm comprises 17 acres (6.8Ha) All the land is down to grass, and the applicant intends to manage the grassland by making hay off approximately 8 acres, and will also keep sheep on the land in the future, once he has established himself at the site.

There are no existing buildings on site to serve the land.

The Proposal

One agricultural building is proposed. The building will have a footprint of 165.6 sq m, and will have an eaves height of 3.6m, and an overall ridge height at 4.8m

The building will sit in the paddock adjacent the access point to the field, taking into account existing topography and hard standing. There will be some digging out to facilitate the siting of the building on the land, as it slopes to the south.

Materials will be of traditional type for this sort of rural agricultural development, and will be in tanalized timber Yorkshire boards, with concrete panels to the lower walls, and a natural grey coloured cement fibre roof, with GRP rooflights

The Process

The holding comprises 17 acres

The land is all agricultural land, and is all down to grass approximately 8 acres will be used for making hay each season. A small flock of fattening sheep will be kept on the land, precise numbers at this stage are not confirmed.

Hay will be made off the land not used for grazing the sheep, dependant on numbers this may fluctuate. Any hay left over will be sold as is common practice in this situation.

Equipment and Machinery

Tractor

The size of a standard tractor is as follows:

Wheelbase, mm (2185) 2178 2250 2250

Overall Height Standard Cab / Low Profile Cab, mm 2364 / 2627(2 post ROPS) / 2304 (4 post ROPS) 2595 2595 / 2540 (low Profile Cab)

Overall Width, mm 2018 1860 (front axle)

Trailer

The trailer dimensions for a flat deck loader are as follows:
16 feet long x 10 feet wide.

Overall Height Standard Cab / Low Profile Cab, mm 2364 / 2627(2 post ROPS) / 2304 (4 post ROPS) 2595 2595 / 2540 (low Profile Cab)
Overall Width, mm 2018 1860 (front axle)

Baler

The size of a standard baler is as follows:

Length – 3.60 metres
Width - 2.24 metres
Height - 1.95 metres

Rowing Up Machine

9ft Hay Merger

Mower

Traditional Front Head Mower has a 9ft 2" cut

Summary

A secure under cover storage facility for the equipment and machinery essential for making hay and maintaining the land is required.

The building provides sufficient area to provide for the storage of hay plus necessary machinery and equipment.

There will be a flexible approach to utilising the space within the building, given the seasonal requirements. The size of the building has been determined by these factors.

An example of how the hay making would work is outlined below, although depending on sheep numbers this equation could change, but non the less if there are more sheep they will require more space, and visa versa: -

2.4 tons of hay can be cropped off an acre. From 8 acres, this would equate to 19.2 tonnes requiring 113.2 cubic metres of space, thereby requiring 226.5 cubic metres of space for the hay storage from 2 crops. The proposal represents sustainable development which is in compliance with the local plan and meets the objectives of the NPPF.

Conclusion

The applicant has not undertaken much agricultural activity at the site himself, as he has only recently purchased the land. In order to do this, he requires a building in which to house the necessary machinery and equipment as detailed above, and a suitable storage area for the crop of hay from the land, required in connection with the proposed livestock enterprise.

Operations associated with agriculture and buildings required for the essential requirements of agriculture are acceptable within the countryside. On the basis of the current situation and land available, the proposal is considered to be justified.

The site falls within the countryside. Development for the essential requirements of agriculture would accord with the aims of the local plan, and accord with issues of essential need, amenity, scale, design and materials.

The proposed design and building materials are suitable for the proposed use and the siting, being approx. 42 metres from the nearest dwelling house. It is appropriately positioned from an operational perspective and is positioned to allow ease of access. The proposed development for an agricultural storage building is appropriate in the countryside.