APPLICATION STATEMENT
PLANS-DESIGN-ACCESS

CONSTRUCTION OF TWO AGRICULTURAL BUILDINGS

AT

DAGLEYS FARM
PINGLE LANE
EARL SHILTON
LEICESTERSHIRE
LE9 7TR

FOR

MR. NEIL CHAPMAN

DEVELOPMENT SERVICES
14 AUG 2009
RECEIVED

simon associates
Holly Lodge Kennylands Rd Sonning Common RG4 9JX TEL 0118 972 4286

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1.0 INTRODUCTION

1.1

simon associates have been instructed by Mr. Neil Chapman to submit a planning application for the construction of two agricultural buildings on his land at Pingle Lane, Earl Shilton, Leicestershire, LE9 7TR.

1.2

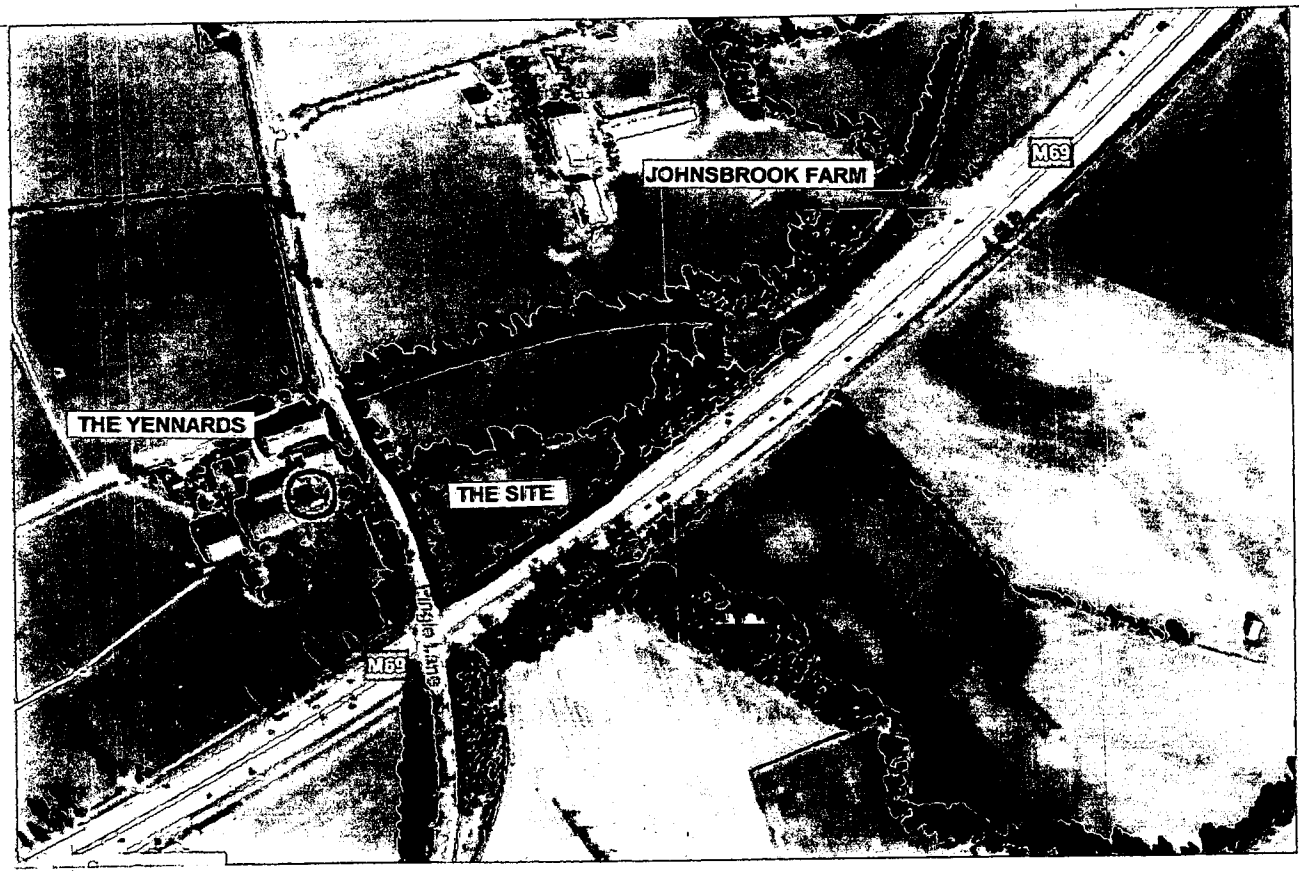
This report sets out the proposal in respect of the relevant planning policies, describes the farming activities of Mr Chapman and provides an analysis of the proposal and the appropriateness of the application in respect of National and Local planning policy

1.3

Mr. Chapman wishes to optimise the permitted use of the land and establish a viable livestock business rearing some 400 calves a year from birth to approximately seven months old.

1.4

To provide adequate housing for a constant population of some 200 calves of varying weights and ages Mr. Chapman requires additional floor space of some 450sq.mtrs. which he proposes to provide by the construction of two buildings of 24m x 12m and 18m x 9m respectively, all as described in and shown on the accompanying documentation and drawings.



ARIEL VIEW OF SITE
PROPOSED AGRICULTURAL BUILDINGS FOR MR N. CHAPMAN
PINGLE LANE EARL SHILTON LEICESTERSHIRE

simon associates
Holly Lodge Kennylands Rd Sonning Common RG4 9JX TEL 0118 972 4286

2.0 PLANNING POLICY

2.1

The property lies within the administrative area of Hinckley and Bosworth Borough Council.

2.2

The Hinckley and Bosworth Local Plan is to be replaced by the Local Development Framework in 2010, in the interim 'saved' Local Plan Policies will continue to provide the basis of planning policy until the adoption of the L.D.F. in 2010.

2.3

Local Plan policy relevant to to this application :-

NE5 Development in the Countryside states ;

The countryside will be protected for its own sake.Planning permission will be granted for built and other forms of development in the countryside provided that the development is either :

a) important to the local economy and cannot be provided within or adjacent to an existing settlement; or

b) for the change of use or extension of existing buildings, particularly those of historic value , or;

c) for sport or recreation purposes;

and only where the following criteria are met ;

i) it does not have an adverse effect on the appearance or character of the landscape;

ii) it is in keping with the scale and character of existing buildings and the general surroundings;

iii) where necessary it is effectively screened by landscaping or other methods;

iv) the proposed development will not generate traffic likely to exceed the capacity of the highway network or impair road safety.

2.4

In other matters of policy relevant to this application the authority relies upon th

advice of Central Government which is found in Planning Policy Statement 7

Paragraph 15 of PPS7 states :

' planning policies should provide a positive framework for facilitating sustainable development that supports traditional land-based activities'

Paragraph 16 of PPS7 states :

' local planning authorities should ;

(i) support development that delivers diverse and sustainable farming enterprises '

Paragraph 27 states that ;

'the Government recognises the important and varied roles of agricuture,including the maintenance and management of the countryside and most of our valued landscapes.Planning Policies in RSS and LDF's should recognise these roles and support development proposals that will enable farmers to ;

i) become more competitive

ii) adapt to new and changing makets

iii) comply with changing legislation and associated guidance

iv) diversify into new agricultural opportunities

v) broaden their operations to " add value" to their primary produce.

2.5

This report assesses the proposals in the context of these policies.

3.0 THE PROPOSAL

3.1

Dagleys Farm is situated on the eastern side of Pringle Lane, a Registered Holding Number 22/235/0070, extending to some 2.8 hectares (7acres) mostly pasture. There are three existing structures on the land providing a total of some 160sq.mtrs of covered space this has been utilised to house a flock of free range hens and the initial stock of calves. A small flock of sheep are grazed on the land.

3.2

Having successfully reared and sold the initial stock Mr Chapman now wishes to expand the calf rearing enterprise.

3.3

The Farm business module is based on rearing 400 calves per annum which requires the ability to house some 200 calves of varying ages and weights at any one time. A typical occupancy ratio will be :-

> 90 calves under 12 weeks + 110 calves 12 weeks to 7 months = 200 calves

To comply with current legislation and animal welfare each calf up to 12 weeks requires a minimum 1.5sq.mtrs of floor space per calf. Calves between 3 months and 7 months require between 1.5sq.mtrs and 3.0sq.mtrs of floor space per calf.

On this basis ;

> 90 calves under 12 weeks require a floor space of 135sq.mtrs.
> 110 calves between 3 and 7 months require a floor space of 275/300sq.mtrs

> a combined total of 435sq.mtrs

3.4

The proposed buildings will provide 450sq.mtrs of covered floor space thereby providing the holding capacity required by the enterprise.

3.5

The existing building previously used to house calves will be used for storage of feed supplements, straw bedding and equipment.

4.0 THE BUILDINGS-DESIGN-SITING-ACCESS

4.1

Building 1 (see site layout plan) approximately 18M x 9M provides some 160sq.mtrs of floor space. Height to eaves 3.5M, height to ridge 4.5m.

4.2

Building 2 (see site layout plan) approximately 24M x 12M provides some 288sq.mtrs of floor space. Height to eaves 3.5M, height to ridge 5M.

4.3 Structure

Clear span steel portal frame built off mass concrete foundations ,steel side and gable rails, 'Z' purlins spanning portal rafters to support roof cladding

4.4 Roof

Fibre cement, corrugated sheeting fixed over purlins,ridge and gable flashings to match. 25% translucent corrugated sheeting distributed throughout roof cladding. Pressed steel gutters to plastic r.w.p.

4.5 Walls

Pre-cast concrete blockwork laid fair faced built to a height of 1.8M above finished floor level. From top of blockwork to underside of eaves walls to be clad in 'yorkshire boarding' stained dark brown colour.

South and West (walls) elevations of building 1 to be left open

West (wall) elevation of building 2 to be left open.

4.6 Floor

Mass concrete slab floor laid throughout.

4.7 Rainwater

Rainwater discharged to underground drainage system to soakaways.

4.8 SITING

4.8 SITING

The proposed buildings been sited in close proximity to the existing buildings to reduce encroachment into the countryside and to retain the maximum area of pasture. Sited close to the boundary with Pingle Lane the buildings are effectively screened by the substantial,well established hedging along the road frontage.

4.9 Access

The existing field entrance provides satisfactory access into the property from Pingle Lane. The track leading to the existing buildings can be used to access the proposed development the proposals do not therefore necessitate the need to make any alterations or additions to the existing entrance/access arrangements to Pingle Lane.

5.0 APPRAISAL

5.1

It has been demonstrated that there is an agricultural need for the nmber and size of buildings proposed by this application.

5.2

The buildings do not have an adverse effect on the appearance of Pingle Lane or the character of the landscape.

5.3

The buildings reflect the character and size of other buildings in the surrounding area i.e. Yennards Farm, which lack the screening afforded to the proposed buildings by the substantial hedging to the Pingle Lane frontage.

5.4

The development will not generate excesive traffic greater than the capacity of the existing road network.

5.5

The proposal therefore complies with the thrust of local policy and is supported by Central Government policy in PPS7.

It is therefore concluded that the proposal should be supported by the Authority.