

1. Introduction

This report is to support the application for the use of a redundant building at Bird Lane House Farm, Oxspring, to be converted into an agricultural dwelling.

The building which we propose to convert into a dwelling was originally intended to house equipment and storage for grading eggs. At that time the site was predominantly for caged laying hens. However, due to changing regulations within poultry farming and following a change of circumstances within the family, there are now no laying hens and consequently no further need for a grading shed. The majority of the buildings are now used for beef bulls and turkeys, but the former "grading shed" is no longer suitable for use by these animals or for storage of farm machinery etc. Converting this building into the farmhouse would enhance and provide a staple start to an overall improvement to the aesthetics of the site in general.

Although there are properties surrounding the farm, there is no existing farmhouse. Bird Lane House is owned by the applicants' parents.

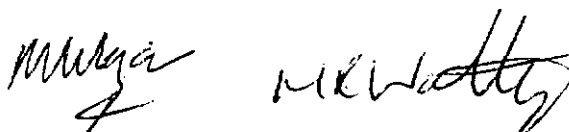
2. Executive Summary

The farm extends to approximately 37 acres and is divided between wheat and barley crops and grassland for grazing and haylage. There are various buildings on the site, see the attached map with the farm outlined and buildings marked A-H.

- A - built to house egg grading machinery and store the packaging for a commercial caged eggs business
- B - used for storage and to house turkeys before slaughter
- C - is undergoing improvement to rear day old chicks
- D - leased to a telecommunications firm until 2026
- E - turkey shed
- F - divided into four parts, beef unit, calf rearing, workshop and storage of large farm equipment
- G - poultry killing plant, three large refrigeration units, one large freezer and processing room
- H - currently storage but undergoing conversion back into a poultry shed.

(Also see attached photos.)

The livestock numbers that are currently being reared on an annual basis are approximately 120 beef cattle, 20 suckler cow herd, 5000 turkeys and around 1000 chickens.



3. Financial appraisal

The business "Eastfield Turkeys" has been an established family business for three generations and the applicant has been key in the running of the business for around 20 years. The applicant has had sole ownership of the business for approximately 6 years. Over this time there has been considerable money invested: a new killing plant, new beef unit, 3 large refrigeration units and freezer unit. (Farm accounts and financial details can be viewed if required by the planning officer.) The buildings are also undergoing a schedule of improvements.

The profits from the business are used to pay labour and to re-invest in the farm.

4. Personnel

The farmer and his family provide the majority of the farm labour. Up until recently the applicant relied on his father, who lives in Bird Lane House, to be on hand in an emergency but due to a heart attack last year his health no longer allows for this option. Extreme bad weather over the 2010/2011 winter, causing frozen and burst pipes and making access to the site very difficult, has served to highlight the need for someone to be permanently on site 24 hour a day.

The applicant also has students from Askham Graham and Bishop Burton agricultural colleges present at different times on the farm as part of their work experience.

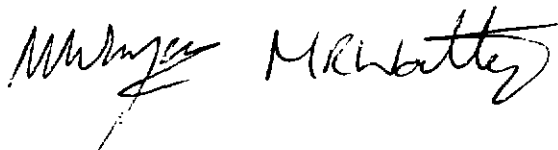
The farmer's attendance is vital, for the health and security of the livestock. The poultry is bought in as "day-olds" and the beef unit calves are less than 2 weeks old when they arrive. The cows that calf on the farm obviously also need close attention.

In addition to the care of the livestock the work on the farm includes the regular maintenance of building, machinery, land etc. The cereal crops grown need regular work and attention. Haylage and straw are also grown and produced by the applicant for his livestock.

5. Operations

Poultry rearing consists of chicks bought as "day-olds" and reared to maturity when they are slaughtered on site and sold to mainly local farm shops and butchers. Some of the poultry are sold part grown to smaller farms that finish the process themselves. The farm grows 5000 turkeys and 1000 chickens each year. The turkeys are mainly sold as fresh produce at Christmas, although there is always frozen produce on site that is mainly sold at the farm gate - a trade that could be maximised if the applicant lived on site.

The beef unit has grown considerably in 2009 and now houses 120+ bulls. The bulls are bought in as approximately 2 weeks old calves and are housed outside in individual hutches until 6-8 weeks. The calves are then put in groups of 5 or 6 and stay outside in small open pens until 5 months. They then go into the bull sheds in their groups. At every stage of the above process the animals have to be closely





observed and monitored, as they can soon get ill from bullying or change in climate and then immediate action is required. Once bulls reach around 8-10 months they start to mature and can become aggressive, and it is particularly at this stage that they need to be closely looked after by the applicant himself.

At maturity, which can vary from 12 to 16 months, the bulls are taken to the local abattoir.

6. Summary

To summarize, the farm and the investment made by the applicant has established the site on Bird Lane as very much a long-term agricultural business. The farm needs the applicant to live on site to provide a continuous level of animal husbandry and general security for both livestock and farm equipment and buildings, not only from unwanted visitors but fire etc. In 1995 a turkey shed burnt down killing 6000 birds. Living on site increases overall safety for both the farmer and visitors, as situations change continuously on a busy working farm, and farms can prove to be very dangerous when not fully managed correctly.

Conversion of the redundant egg grading shed into living accommodation would improve the overall aesthetic look and provide an adequate dwelling for the farmer and his family.

The clients propose to convert into a dwelling a building which was originally built to house equipment and as storage for grading eggs. The site was predominantly used for caged laying hens at that time. Due to family considerations and changing regulations within poultry farming, there are now no laying hens and consequently the need for a grading shed no longer exists. Most of the buildings are now used for beef bulls and turkeys, and the "grading shed" no longer lends itself to be used for either animals or storage of farm machinery, etc. Converting this building into a dwelling would enhance the existing site and provide an overall improvement to the aesthetics of the site in general.

At any one time there are approximately 100 bulls on site, requiring someone to live on site in order to both monitor their well-being and to provide security to the animals and the farm, including machinery, grain/animal supplies and fuel, which are also stored there. Until recently the clients have relied on Mr. Warttig's father, who lives nearby, to be on hand in an emergency, but following a heart attack last year this is no longer an option. The recent bad weather with frozen and burst pipes, etc., and poor access has highlighted the need for the clients to have someone living on site full-time.

Clearly the building would require some alteration to convert it into a residential property, but the overall condition of the building would not require reconstruction or alteration of the overall original size. The outside space to one side of the building rises up to first floor level and, as the clients propose to have the living space on the first floor, this would require a level of decking to permit access to ground level to provide a small garden/outside useable space. The building immediately to the other side can be made smaller and will still retain its agricultural use.

There are approximately 30 acres of land attached to this site that is mainly used for growing animal feed crops and accommodating a small suckler herd of cows.

