

DESIGN AND ACCESS STATEMENT

Dated: 7th September 2015 (Revised 29th September 2015)

Applicant:	Mr John Darwin
Proposed Development:	Temporary Siting of Steel Storage Container
Site Address:	Sheephouse Farm, Mortimer Road, Penistone S36 9FJ

Contents:

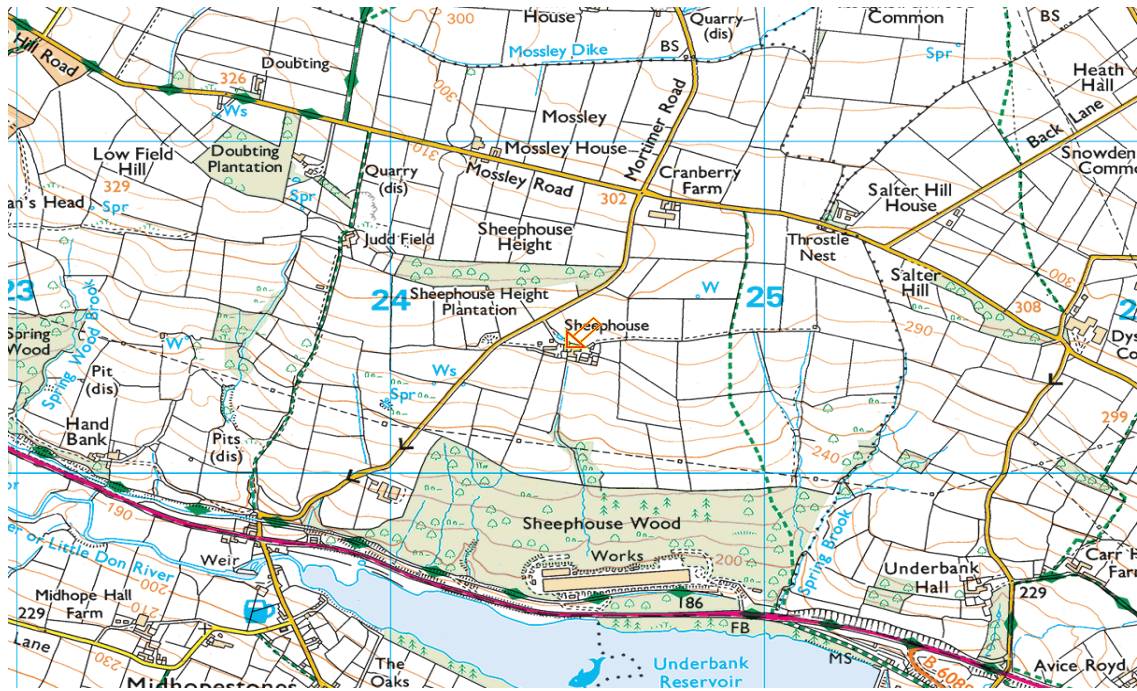
- 1 Introduction**
- 2 Proposal**
- 3 Purpose of Development**
- 4 Policy Context**
- 5 Design Principles**
- 6 Consultation**
- 7 Access**

1 Introduction

- 1.1 This Statement has been prepared and submitted as a requirement of Section 62 of the 1990 Town and Country Planning Act as amended by Section 42 of the 2004 Planning and Compulsory Purchase Act.
- 1.2 It has been prepared in accordance with “Guidance on the Requirements of Validation” March 2010 published by the Department for Communities and Local Government and Article (82) of the Town and Country Planning (Development Management Procedure) (England) Order 2010. It incorporates the overarching principles set out in the National Planning Policy Framework (March 2012)

2 Proposal

- 2.1 Temporary planning consent is sought for a period of 24 months for the siting of a steel storage container at Sheephouse Farm, Cubley. The proposed development will comprise of the following: -
 - The siting of a metal container (approximately 12.2m long, 2.4m wide and 2.6m high)
- 2.2 The container will be used to store 6 x wood gasification log boilers but they will not be operational at this site.
- 2.3 The location of the proposed container is shown in drawing 10-P01.
- 2.4 This is a retrospective application



Proposed Location Map: Courtesy of Streetmap

3 Purpose of Development

- 3.1 The proposed container will provide temporary storage for 6 biomass boilers. The boilers will not be operational on site.

4 Policy Context

- 4.1 Consideration has been given to national, regional and local policy guidance in the preparation of our development proposal.

5 Design Principles

5.1 Layout

The steel container has been sited where there is good access and positioned so that it is butted-up to an existing farm building. It have been located within the perimeter of the existing farm complex and adjacent to a series of large agricultural buildings (some traditional in nature and others of a more 'industrial' type). It is temporary in nature and will not have any significant visual impact on neighbouring properties.

The container is coloured red but could be painted another colour if the local planning authority wishes to condition this.

5.2 Design

Standard steel container coloured red. Sited on the ground

5.3 Amount/Size

12.2m long x 2.4m wide x 2.6m high

6 Consultation

7.1 There have been discussions with the LPA regarding our proposal and details contained within our design and access statement and the attached drawings reflect these discussions. They are submitted as an application for retrospective planning consent. The following organisations have also had an input into this proposal:

- Bradbury PM Limited (Planning Consultants)
- M J Coates Limited (Architect & Design Consultants)
- Eco Angus (boiler manufacturer & supplier)

8 Access

8.1 The proposed container has already been delivered to site and lies in situ. There will be no other vehicles accessing or egressing the site other than infrequent visits to remove boilers for installation elsewhere and potentially to deliver new ones for temporary storage. As the boilers will not be operational at this site there will be no need for the delivery or storage of wood fuel.