
TOWN & COUNTRY PLANNING APPLICATION

FOR

HAY STORE

AT

**GLENWOOD LIVERY
POG LANE
CRANE MOOR NOOK
BARNSELY**

For

MR S WOODCOCK

DESIGN AND ACCESS STATEMENT

Prepared by

WHITE AGUS PARTNERSHIP

1 INTRODUCTION

The statement is made in support of a planning application submitted to Barnsley M.B.C. for a detached hay store to be used in conjunction with an existing livery business .

The site is not believed to lie in any statutory or other rural land designation although it lies a short distance from Crane Moor Working Men's Club and car park.

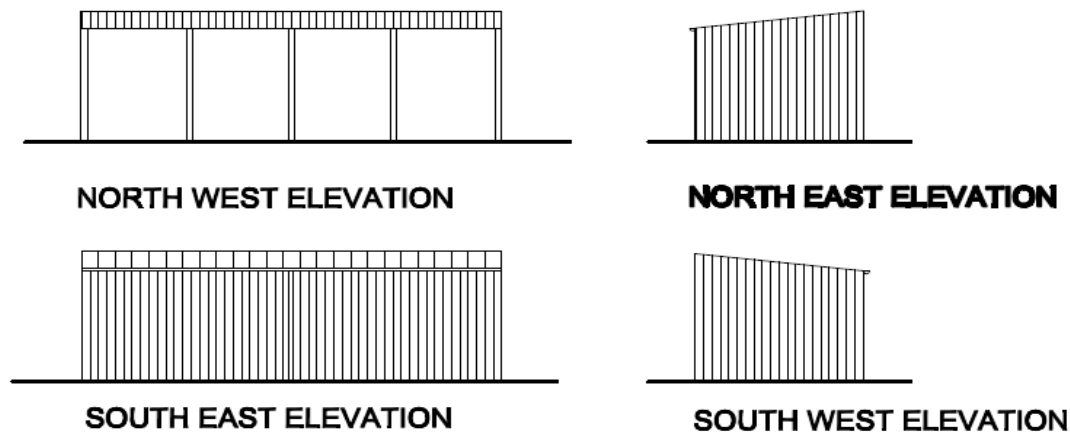
2 BACKGROUND

The applicant's livery business comprises a stable for nine horses with associated drying room, tack room and hay store based at Glenwood Livery, Pog Lane, Crane Moor along with approximately 12 acres of grazing land.

In order to provide adequate hay storage facilities it is proposed to construct a suitable store (barn). This will either replace or supplement the present hay storage within the stable block as this is no longer adequate and is difficult to access safely due to height of stack and internal restrictions. This additional storage will allow the Applicant to acquire larger amounts of fodder at more favourable rates.

3 PROPOSAL

The proposal is shown on the submitted drawings and comprises a timber clad structure with profiled sheeting to roof coloured as appropriate in this Green Belt location



Importantly, whilst providing a suitable building an important goal of the applicant is to ensure the hay store does not detrimentally affect the amenity value of the property and the rural landscape which the applicant is fortunate to be part of.

The proposed siting has therefore had regard to the factors outlined above as well as the basic requirements for a suitably site store.



The size, colouring and positioning of the store will ensure the structure has minimal impact in the landscape and will not detrimentally affect the enjoyment of private residential properties in the locality or views from public highways.

In summary the site offers a position which is:

- Not going to adversely affect the visual amenity of either the residential properties in the locality or the landscape in the area. The profile of the land and the presence of mature trees and hedges mean that there are very few positions in the locality from where the store will be seen from a residential property other than the applicant's own property. Those using the adjacent highway, Pog Lane and Crane Moor Road will for the most part will be screened from the building by the roadside hedge and trees.

- Far enough away from residential properties to make the issue of noise or disturbance to have no relevance in this case

4 ACCESS

The access to the site will remain as existing

5 ASSESSMENT

It is considered the siting and design of the building will not have an adverse impact on the character and appearance of the landscape in this area.
