

Proposal: Agricultural Building for Livestock

Site: Winterhill Grange, Bank End Lane, High Hoyland. S75 4BB

Character appraisal

This holding is located West of High Hoyland in a rural area. The land and buildings are being used for fundamental agricultural processes. The site is predominantly grassland.

The site contains four steel framed agricultural buildings clustered to the south of the site and a two-storey stone dwelling central to the site. The field boundaries in this area comprise of drystone walls with some wire fencing and hedges

Farm Operations

The applicant currently farms 400-450 cattle (and expanding) and grows arable crops in rotation – wheat, barley, maize and potatoes to use on farm to feed cattle

Amount of development

The applicant wishes to erect a steel framed agricultural building. The floor area created by this development will be 225m².

As shown on the drawings the floor area of this building will be one space to house cattle.

Use of proposed building

As a result of the applicants expanding business, he requires this building to house cattle.

The proposed building is essential for the welfare of the cattle, to house and feed them in a sheltered environment throughout the year.

The building will make the farm more manageable and efficient.

The existing buildings are unsuitable for the proposed use because they are currently fully utilised as livestock housing, machinery and crop storage.

The existing buildings are not suitably located to manage the cattle in the northern fields.

This building will meet present day welfare requirements and ensure good farm/stock management with easily maintained clean and hygienic conditions.

This building will ensure a good strong future for the business.

Planning

There are previous planning applications for agricultural units and an agricultural-workers dwelling.

The size of the proposed agricultural building falls within class Q permitted development, under 1,000sqm

The positioning of the building given it is for housing of livestock and within 400m of a 'protected building' and 25m of a trunk road requires a full planning application.

Siting

This proposal will be located to the north east of the site where it is required for housing and feeding of cattle.

The positioning is one of the few areas of level ground meaning the building can be constructed without large areas of regrading.

The building is positioned a sensible distance from boundaries, avoids tree roots and the electricity pole.

Scale

The applicant wishes to erect a steel framed agricultural building 24.5m long x 9.2m wide x 5m high to eaves level with a 15' roof pitch.

The scale of this building is appropriate for the use and site.

Appearance

As indicated on the drawings the building will incorporate a grey corrugated fibre cement.

Vertical Yorkshire timber cladding below eaves level.

Pre-stressed concrete panels at low level.

The north east gable elevation will be open.

The design of the building is specific for the wellbeing of the livestock.

Landscaping

The area surrounding the building will remain grassland

Access

Access to the building will be from the existing field gateways, the applicant does not seek to increase the number of roadways.

Access can be gained to this holding from Hollin House Lane and Bank End Lane.

There will be no impact on the access to the site and vehicle impact to the surrounding area will be unaltered.

Bio Diversity Net Gain

The building is located in an area of field used for grazing of cattle, the area consists of churned up ground and cattle feeding rings. The floor of the proposed building will remain earth as the existing so there will be less than 25sqm of undeveloped land affected by the proposal and so the development should be exempt from a Biodiversity Net Gain Assessment. It is proposed to install 2 bat boxes and 2 bird boxes under the eaves of the building and the farmer intends planting a Hawthorne hedgerow along the Eastern boundary wall; all of which will have a positive impact on the biodiversity.