MOUNT PLEASANT FARM

DETAIL

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DESIGN & ACCESS STATEMENT

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1.0 INTRODUCTION

The following design and access statement is to provide the local authority with details of a proposed detached agricultural building which, is intended to be erected on land lying to the south side of the Mount Pleasant farm, Hoylandswaine, Sheffield, South Yorkshire. The land currently is designated as greenbelt in the adopted local plan, and this statement is in support of an application for prior notification of agricultural development (proposed building) under the town and country general permitted development order 2018 parts 6

2.0 THE SITE

The existing farmstead is set to the south side of Cooper lane, Hoylandswaine and occupies approximately 5.8 Ha. However the applicant also tends an additional 24 Ha of land which lay within close proximity, but not in their ownership. The farmstead is enclosed with boundaries representative of a rural location, with the north boundary having a dry stone wall, hedgerow and trees of varying heights and species along its length. To the south and forming the boundary there is a managed established hedgerow which extends the entire width of the existing field. Set to the east of the farmstead and forming this boundary again an established hedgerow exists with sporadic young trees along its length. The final boundary treatment which encloses the farm complex to the west shows a dry stone wall which identifies the extent of the farms curtilage. In addition along this boundary, but set to the rear of the farm complex a small wooded area exists which also aids in forming the boundary.



Photograph courtesy of google maps

3.0 SOCIAL CONTEXT

The proposal does not change the usage of the existing area to which the application relates and conforms to the current national and local authority's planning policies. Consideration has been given to the overall impact the structure will have on the openness of the area.

4.0 SURROUNDINGS

The immediate surroundings consist of open fields with satellite farmsteads to the north south east and west. The rural village of Hoylandswaine is the nearest to the site which is approximately 280 metres to the North West, but with the topography of the land the village cannot be seen.

5.0 ECONOMIC CONTEXT

The new building will support on an ad-hoc basis the existing business activities.

6.0 PLANNING POLICIES (National)

The following policies have been taken into account in the submission of this application.

National Policies

NPPF Permitted Development Rights Class "A" (agricultural buildings)

PPG 7 (extant) policy E 24, E27, E29 , E31, E32.

NPPF Chapter 13 Protection of green belt land Feb 2019

Local Policies

Adopted Local Plan 2019 Chapter 18 Green belt & Safeguarded Land

Policy GB1. The green belt will be protected from inappropriate development in accordance with the National Planning Policy.

Exceptions 18.2 Buildings for agriculture and forestry.

7.0 PLANNING HISTORY

There has been previous applications made to the local authority the following table highlights the chronology of past planning applications.

Planning No	Application type	Approximate date
B/90/0345PU	Conversion of barn	February 1990
B/92/1469/PU	Store Extension	November 1992
B/92/1470/PU	1st floor extension to workshop	February 1993
B93/0809/PU	Change of use for store	September 1993
B96/0527/PR	Change of use for store	August 1996
B98/0940/PU	Store Extension	July 1998
01/5424/PR	Store Extension	January 2001
AG/00068/03	Farm building	August 2003
2014/0093	barn	February 2014
2016/0651	Conversion of garage to dwelling	6th July 2016

8.0 *INVOLVEMENT OF COMMUNITY MEMBERS*

No involvement of community members has been sought for this application.

9.0 DESIGN OF THE SCHEME

The overall design of the building combined with the use of traditional construction mediums for rural locations has been considered, in relation to the overall physical appearance and impact the structure will have on the site and immediate locality which is in line with the 2018 GDPO.

10.0 LAND USE

a) Is this justified in terms of :-

Site and surroundings – The initial farmstead forms an area of agricultural land for the cultivation of crops this will continue, therefore it is considered to be in-keeping with the current philosophy and character of the surrounding areas.

b) Land use – The site area forms land highlighted in the adopted local plan as green belt, the land usage will not change and remain dominant for agricultural use.

c) Land use – There will be no significant loss of agricultural land with the construction and location of the new building.

10.1 AMMOUNT

Is their justification for?:-

How much development is proposed:-

The proposal is for the construction of one detached rural type agricultural building positioned within the south field of the existing farmstead and in a juxtaposed position to a small existing open structure as shown on the location plan 19/001, 19/002.

The new building will provide:-

1. A means to effectively provide safe garaging facilities for expensive farm vehicles, plant and machinery, which are used on a daily basis.
2. The proposed building will aid in securing vehicles, plant and machinery from opportunist and the more sinister organised factions *which target rural locations.*
3. Significantly reduce the potential risk of theft.
4. Provide a dry and sustainable space to facilitate repair/maintenance of farm vehicles, plant and machinery on an ad hoc basis.
5. Provide a dry and suitable shelter from inclement weather conditions.
6. Provide a fundamental storage facilities for general farming resources.
7. Provide safe and secure storage facility to suppress costly fuel thefts.
8. Provide an essential sustainable/adaptable building.

10.2 LAYOUT

All site layout considerations have been taken onto account i.e. relative positions and locations, accessibility, combined with topographical and crime prevention measures.

10.3 SCALE

Are the following justified?

The size of the buildings in relation to the surroundings:-

The application is for 1No agricultural structure to occupy a relatively inconspicuous area within the southfield of the farm complex . The overall length of the proposed building is 100ft (30.480metres) with a depth of 40ft (12.192metres). In addition the overall external floor area is 372 square metres. See building details, for materials and specification.

10.4 APPEARANCE

Are the following justified?

In terms of materials used:-

The proposed structure has a standard rectilinear form conducive with agriculture and agricultural buildings, its construction is of a steel skeletal framework on concrete pad foundations. All steelwork is to have a rust proof finish.

a) Roof:- duo pitch constructed from industrial Big 6 fire cement sheeting, with GRP roof lights 2No per bay

b) Ends and sides:- Finished as manufacturers detail section 2

10.5 ACCESS

An appropriate existing access which currently serves a small open structure within the field will remain with no alteration or modification required.

11.0 EVALUATION

It is well known within the farming community that theft of agricultural vehicles, plant and machinery is increasing, becoming more prolific year upon year. According to reports published by the NFU Mutual, which indicate that theft of agricultural vehicles, plant and machinery alone exceeds 5.9 million a year. Responsible farmers recognising this, endeavour to safeguard what assets they have by increasing security to minimise the potential risk. To do this however they have to raise significant capital, and by investment future proof their farming assets. This is representative of the applicants farm which over the years has suffered from theft and vandalism, Therefore the construction of a secured by design building would be appropriate for the site and promote flexibility of the farmstead.
It is worthy of note that while preparing this statement a theft of farm vehicles and machinery worth an estimated £100,000 pounds was reported in the Barnsley Chronicle, issue date Friday July 26th 2019 see article in the observations section.

12.0 CONCLUDING STATEMENT

12.1 This design and access statement is written in support of a prior notification for planning approval accredited by GDPO pt 6 second schedule.

12.2 The proposed development meets the requirements of national, regional and local planning policies, and therefore the local authority should be grant planning approval.

MOUNT PLEASANT FARM

DETAIL

2. Barnsley Chronicle Article

OBSERVATIONS

OBSERVATIONS

Reporters article extracted from the Barnsley Chronicle newspaper dated Friday July 26th 2019.

Farm raiders drive off with £100k haul

By Luke Watson

ESSENTIAL machinery worth almost £100,000 has been stolen from a Christmas tree farm in what was believed to be a targeted attack by a criminal gang.

Andrew Stenton, owner of Billingley Christmas Tree Farm on Back Lane, believes an organised crime group is to blame for the raid, which saw several large vehicles and specialist equipment stolen in just five minutes at around 11am on Friday.

And despite staff all working within a short distance of the area where the items were stolen from, and CCTV covering all the entrances and exits, Andrew said there was no trace of the thieves.

"Somebody must've been watching us," he said.

"We were all doing something else for that five minutes. They came in a pickup truck and backed into the barn.

"My wife was in the office and heard a massive bang, but she thought it was us working in the yard.

"It happened so quickly.

"It's an invasion of our privacy, to think somebody has been watching us and must've been planning when we'd all be in certain places.

"It has to be organised crime. We've had people on Facebook looking at it, police came within 15 minutes, but the only sighting we got was of them heading towards Doncaster.

"Then it all seems to have disappeared into thin air.

"It was daylight robbery, simple as that."

Andrew, 44, said the thieves stole a John Deere 6830 tractor - bought second-hand for more than £50,000 - a John Deere Gator vehicle, an Ifor Williams trailer and a sprayer used to spray the trees for pests.

He said the farm is now unable to run properly and, with Christmas less than six months away, it will take a lot of work to ensure it can still deliver in time for the festive period.

But the family firm's spirits have been lifted by the rush of support offered by local people offering to lend equipment, and those on social media sharing possible sightings.

"We're working on the farm trying to sort things out, but we can't work the same way," said Andrew.

"We're having to borrow and hire tractors.

"The blowers we spray the trees with are imported from Italy, and we can't get a new one of those until the end of September because the factory has a shut-down.

"We've had a lot of people on social media looking around trying to find things, we've had machinery dealers coming in and lending things so we can carry on.

"It's easy to switch off to these things but people actually care, they're genuinely interested and trying to help."

Rural crime in Barnsley's villages has been a target for local police after a recent spike in incidents, and Andrew believes his isn't the first farm to be targeted by organised criminals.

"Looking around a lot of farms in the area have been targeted by people who strip them out and send items across to other countries before they can even trace them," he added.

"It's rife when you get into it, we're hearing a lot of stories from other people.

"It seems to be one of those problems that's going to get bigger."

A police spokesman confirmed an investigation was currently taking place.

"Police were called at around 11.15am on Friday July 19 following reports of a theft at a farm in Back Lane, Billingley," said the spokesperson.

"It is understood that persons unknown stole a trailer and vehicles from the farm. Enquiries are ongoing."