

CLEINT:

Mrs L. Tunnaclyffe

TITLE:

Planning Statement.

PROJECT:

Modifications to 2No. existing agricultural sheds and extension to form 1No. agricultural shed.



DATE:

22.10.2020

REF:

NHFA-20-R1

LOCATION:

**Nether House Farm
Nether House Lane
Penistone
Sheffield
S36 9FL**

Company No. 11767012

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Architecture & Design Ltd
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Introduction

- This statement has been prepared by Hinchliffe Architecture & Design Ltd. in support of a Full Planning Application for the modifications to 2No. agricultural buildings and the erection of a side extension to form 1No. agricultural shed at Nether House Farm, Nether House Lane, Penistone, Sheffield.

Site Context

- The site is located towards the North West of the City of Sheffield and is positioned to the South West of the town of Penistone. The property is located off the A628 Manchester Road onto Hart cliff Road turning on to Paw Hill Lane which transitions into Nether House Lane. The property is situated in a particularly isolated location.
- The farm is well isolated and is a working small holding (County Parish Holding No. 47/727/0120)
- The existing agricultural shed is constructed of partial natural coursed stone and Yorkshire boarding to the West elevation and exposed blockwork and Yorkshire boarding to the South and East elevations.
- The immediate site is approximately 153620m² / 15.362ha (Approx. 37acres). With an additional approx. 3037m² / 0.3037ha. of domestic curtilage plus the access road.
- The existing site has no local constraints, it is not situated in a conservation area nor is it a listed building and benefits from permitted development rights.
- The property is located in greenbelt.
- It is understood none of the existing trees in close proximity to the site have Tree Protection Orders, however, no trees or hedgerows will be affected by the proposal.
- The proposals seek limited infilling of an existing structure and a modest extension. The existing structure is not fit for purpose due to its open nature and the site does not benefit from any secure storage of agricultural machinery and equipment.
- The existing farm does not benefit from any provision for dry storage of hay bales for winter feed. As such our client has to store winter feed at a neighbouring farm.

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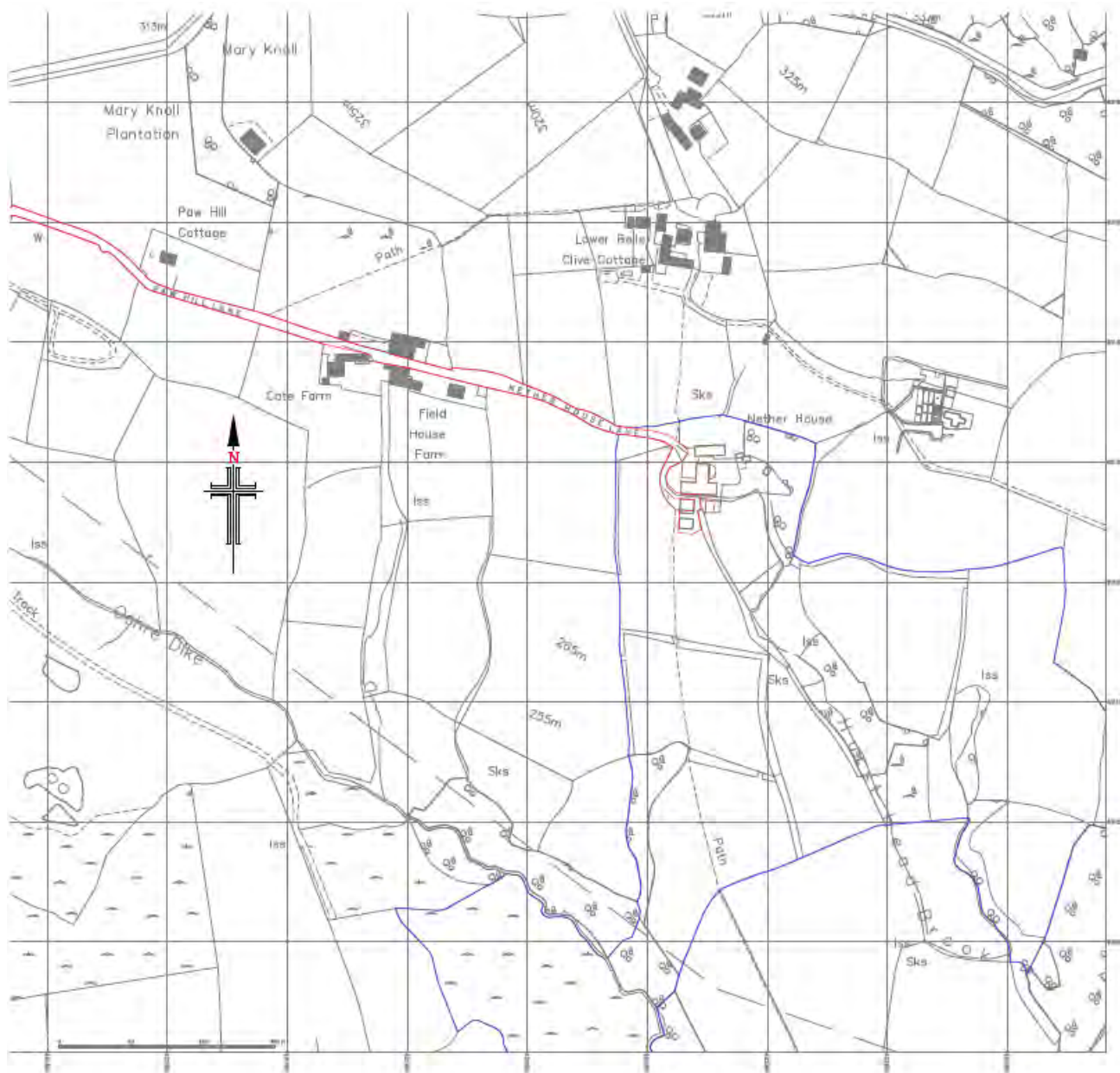
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Location / Ownership

The below plan indicates the clients' ownership boundary:



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Existing

The existing agricultural sheds are formed of a mono-pitched element cantilevering from the existing open sided shed sited above with an approx. 5m wide open area with a further open sided shed with pitched roof. Due to the exposed location of the site wind driven rain and general rainfall entirely waterlogs the open element of the barns. This open element and wider spread into the partially covered barns has rendered their use entirely inappropriate for housing livestock and or feed/bedding. The existing situation is promoting foot rot to the applicants livestock.

The current farm holding (CPH# 47/727/0120) extends to approximately 15.36ha/37acres and has been owned outright by our client since February 2020. Our client currently has a significant inventory of livestock ranging from a flock of sheep, numerous pigs, goats, geese, ducks, turkeys and 7No. horses/ponies. For a holding of this size significant machinery, equipment and feed/bedding is required for maintaining the land and the livestock. Currently there is no provision for dry storage of feed/bedding or secure storage of machinery and equipment along with limited dry storage of livestock. Due to the lack of a more enclosed agricultural building present at the site our client has been forced to lamb outside (not by choice). This is far from ideal with resultant losses impacting on financial viability. The farm is our clients full time occupation.

A percentage of our clients land is utilised for grazing and grown for hay. At present our client has no provision for dry storage of winter feed and or bedding, as such it is currently stored off site at a neighbouring farm at our clients expense.

Proposed/Design

The proposals have been carefully considered to provide the necessary livestock and storage provision utilising existing structures with a modest extension and sympathetic appearance to limit any adverse impact to visual amenity to the Greenbelt. The proposed is typical in its form and material choice of a traditional agricultural building typical of the area. The proposals seek to provide a more enclosed structure to reduce the impact on wind driven adverse weather from the West and general provision for over wintering of livestock and feed and storage. Adequate natural ventilation is provided in the form of numerous louvers and the main entrance to the shed being entirely open but sited on the East facing elevation to ensure limited impact from adverse weather.

The current site provides no secure storage for agricultural machinery, equipment and winter feed/bedding. As such the proposed extension will provide storage for these.

The proposed ridge height will be approx. 800mm lower than that of the existing ridge of the open shed sited to the North. For a holding of this size a agricultural shed of this nature is extremely modest. The proposals seek to modify and extend an existing agricultural shed rather than seeking permission for a newly constructed agricultural shed to make best use of the existing structures and siting.

Existing surface water will be dealt with via the existing soakaway located in the field below.

The existing site is located a significant distance from any residential properties, please refer to photo's appended to this document.

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Access

- Access to the farm holding will remain unaltered by the proposal.

Agent Request

- Hinchliffe Architecture & Design Ltd would politely ask to be contacted by the delegated Planning officer prior to a formal decision being made.

National Planning Policy Framework (NPPF) 2019 relevant policies:

- NPPF Chapter 13 Protecting Green Belt land

Specific paragraphs:

- A local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. Exceptions to this are:
(a) buildings for agriculture and forestry;” The building is for agricultural purposes.
- NPPF Paragraph 145 Proposals affecting the Green Belt































