Application to Roof Over Existing cattle Handling Yard

AT:

Dean Hill Farm
High Hoyland Lane
Cawthorne
Barnsley
S75 4AX

Planning Statement

October 2020

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1 Introduction

This planning statement is in support of an application to erect a roof structure over an existing cattle handling yard and machinery storage area at Dean Hill Farm, Cawthorne. The existing yard has been in situ and use for over 20 years, the approval of a DERFA stewardship initiative has prompted the requirement to apply for planning permission to roof over the 195sq m concrete yard area.

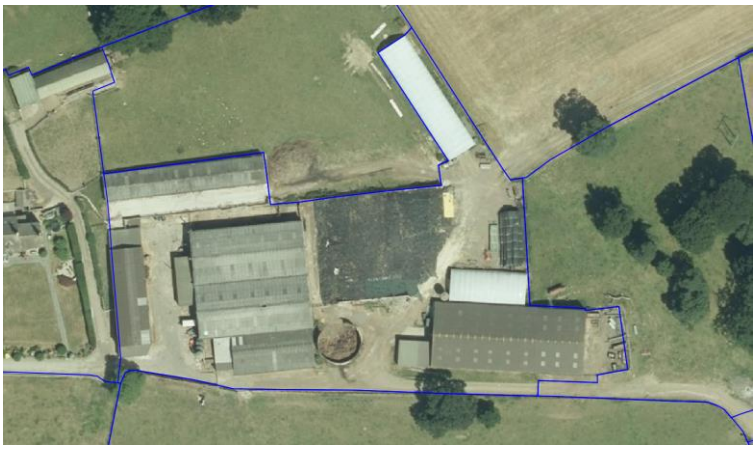
2 Background

The applicant Mr Gordon Carr runs the beef cattle and sheep farm primarily from the Dean Hill Farm Location, with all the building infrastructure being located here.

3 The Farm Holding

The farm holding extends to over 224 ha (553 acres) with just over 88 ha of land at Dean Hill Farm, as shown on the attached plan (Extent of the Farm Holding).

The holding supports beef cattle and breeding sheep. There is an existing range of agricultural buildings, all well maintained and within a contained yard area as sown below:



The proposed roof structure will be an in-fill development, within the existing complex.

4 Location

The roof structure will be located central to the building infrastructure at Dean Hill Farm, surrounded by livestock buildings.

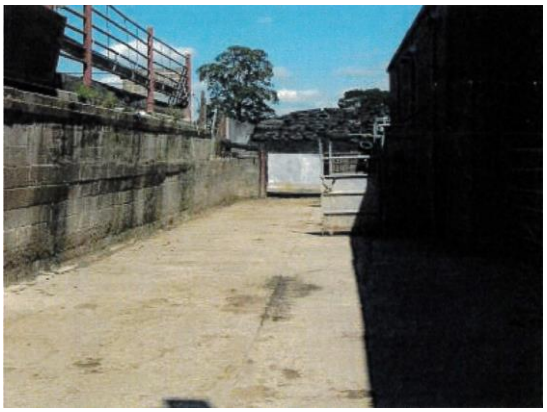
The enclosed Site and Location plans outline the exact location.

5 Appearance

The roof structure will consist of some additional steel stanchions to create a portal frame, this will be clad with fibre reinforced cement corrugated sheet roof panels in grey to match the existing complex.

The walls of the structure will be provided by the adjacent infrastructure as shown below:





The roof will constitute a lean-to structure between the raised yard area to the North, with concrete block lower walls and steel fence upper walls and the adjacent agricultural to the South.

6 Scale, Use & Need for Proposed Building

The scale of the building is bound by the existing infrastructure, the building will measure 32m in length by 6.1m in width, the ridge height of the building on the North elevation will be 3.4m, with the ridge height on the South Elevation matching that of the adjacent building at 4.2m.

There is a clear need to provide a roof structure to prevent the excess production of ‘dirty’ water on the holding. The roof structure has been approved for grant funding from DEFRA through a Mid-Tier Water Capital Application, the Catchment Sensitive Farming Officer approval document has been enclosed with this statement.

7 Landscaping

No additional landscaping is required as the structure will sit central to the existing complex, covering an existing yard area with no visibility to nearby properties.

8 Access

The existing access will be utilised, and no alterations are required.

9 Crime Prevention

It is not envisaged that there will be any areas of concern with regards to crime.

10 Consultations

No planning consultations have been undertaken in respect of this proposal to date.

11 Summary

We believe this proposal to be well considered and practical, providing many benefits and efficiencies to the business.

We respectfully request the proposal receive a positive response.