

PROPOSED WELFARE FACILITIES including CESSPOOL, GRAIN SILO, RAINWATER COLLECTION TANK and CHICKEN COUP (RETROSPECTIVE) at LAND off BARNESLEY ROAD, BARUGH, BARNESLEY

STATEMENT IN SUPPORT of APPLICATION

EXISTING SITE

The site is located approximately 4.2 kilometers to the north east of Barnsley Town Centre (OS Grid Ref: SE 31286 08860) and comprises a well-established agricultural small holding, registered as County Parish Holding (No. 47-607-0450) and with the Department for Environment, Food and Rural Affairs.

The site is bounded to the east by A637 Barnsley Road; by Cawthorne Dike watercourse to the north and by agricultural land to the west and south. Three dwellings overlooking the southern boundary located 170 metres from the site of the proposal are well screened by mature hedges, and the view towards them is shown on Photograph No. 1 below



Photograph No.1 View towards nearest houses

The land rises from north to south and is occupied by a number of agricultural buildings with access via an existing gated entrance off Barnsley Road which leads onto an unmetalled track within the site boundary.

The smallholding is owned, occupied and run by the applicant and is used for agricultural purposes including arable and livestock farming, general agricultural operations and limited personal equestrian use.

The site is 6.1 Hectares in area and is designated Green Belt in the current Barnsley Urban Development Plan, published December 2000. The strip of land adjacent to Cawthorne Dyke is washlands defined as Flood Zone 3 on the current edition of the Environment Agency Flood maps.

PROPOSAL/NEED

The site currently has no welfare facilities and so it is proposed to erect a small building to provide washing facilities, to allow the preparation of hot drinks and incorporate toilet accommodation for the exclusive usage of the site occupant. This is considered an essential requirement in the current climate where health and wellbeing is of paramount importance. The nature of the applicants business means that his presence on site is required every day usually during all daylight hours, but may extend beyond this

during delivery by pregnant livestock. The building will also be used to keep animal medicines for essential injections in refrigerated storage, as requested by DeFRA's Animal Welfare Officer.

The work includes the provision of a proprietary manufacture cesspool which is the only viable option for waste disposal. The Environment Agency will not grant an Environmental License for any treated effluent discharge into the local watercourse and soakaway tests have proven that the ground is not suitable for the disposal to ground. This problem is compounded by the fact that the site is adjacent to a designated Flood Zone.

In order to facilitate the proper storage of animal feed as required by DeFRA's Animal Welfare Officer, a new grain silo is to be erected adjacent to the existing animal house in the position shown on the plans submitted.

It is also intended to erect an 8,500 litre rainwater storage tank to collect rainwater from the existing livestock house roof. The water collected from this tank will be used to water the livestock on site.

The applicant has already erected a small chicken coup on the site as his understanding is that as a movable structure it does not need Planning permission. However, for the sake of completeness, it is requested that this building be included in the current planning application as retrospective works.

DESIGN



Photograph 2 - Site of Welfare Facilities

Welfare Building

The welfare building is to consist of a small flat roofed structure, the size of which has been kept to an absolute minimum to minimize impact on the Green Belt area and surrounding environment. The building will be rendered and painted in a colour to be approved by the local Planning Officer. As can be seen from Photograph 2, the impact on the overlooking houses is minimal due to the screening of trees on the boundary, and a mature hedge adjacent to the new building. Gaps in the lower hedge will be infilled with quick thorn hedge to completely shield the building from the adjacent dwellings.

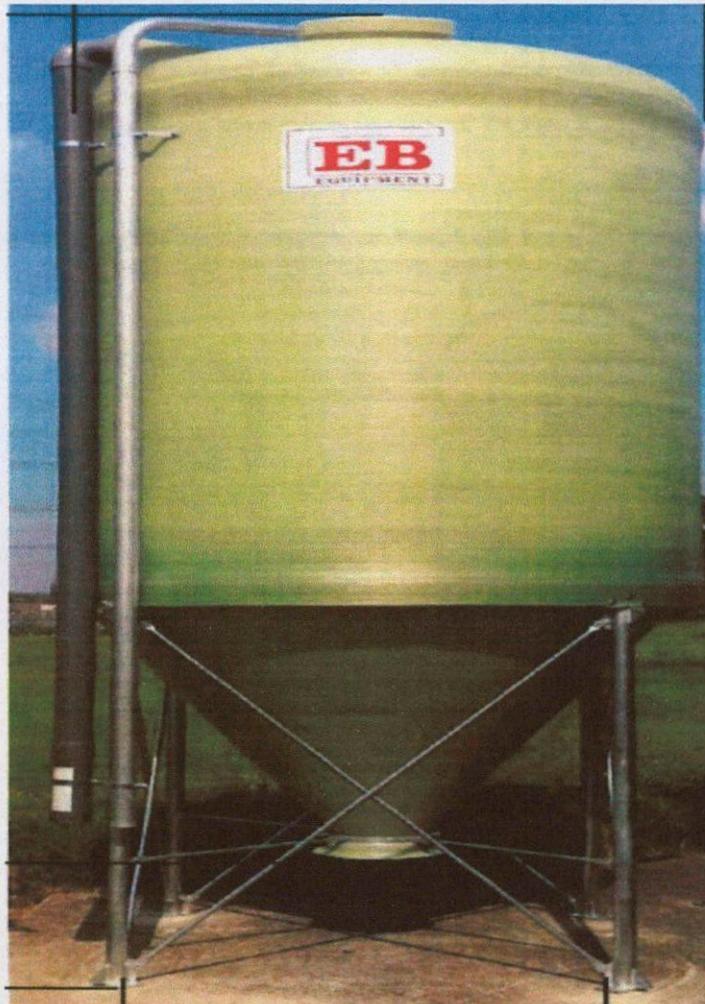
The proposed cesspool is located to allow ease of emptying as required by the Building Regulations 2000. A cesspool has no outflow and so has NO impact on the adjacent environment or watercourse.

The maintenance regime for the cesspool will be as stipulated by the manufacturer and the Local Building Control Officer, which includes being emptied by and contents disposed of by a licensed contractor.

Animal Feed Silo

The feed silo is to be erected adjacent to the existing livestock house to store processed grain mostly grown and processed on site. The location is such that in times when site sourced feed is not available it can be delivered by vehicle from an outside supplier. It is required to be located in this position to permit connection to an automatic Archimedes screw feeding system, which is located within the existing buildings.

This silo is to be the smallest unit available with a nominal 10 tonne capacity and maximum height of 5.400 metres, manufactured by local company EB Equipment of Redbrook in glass reinforced plastic (GRP) in translucent green.



Photograph 3 - Proposed Grain Silo

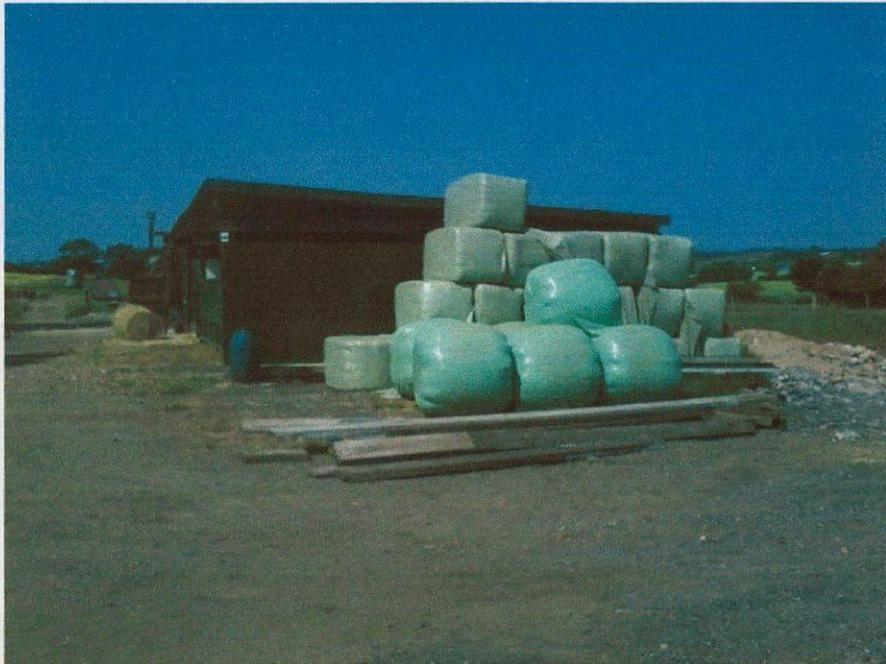
Rainwater Collection Tank.

This will be an above ground unit fed by the rainwater gutter from the livestock sheds located adjacent to the feed silo, as shown on the attached plans. It will be a proprietary manufacture UV stabilised Medium Density Polyethylene (MDPE) unit of 8500 litres capacity, 2.600 in diameter and 2.030 metres high.

The provision of this tank will allow rainwater to be collected and used to water livestock, making the business more environmentally sustainable and less dependent on treated mains supplied water.



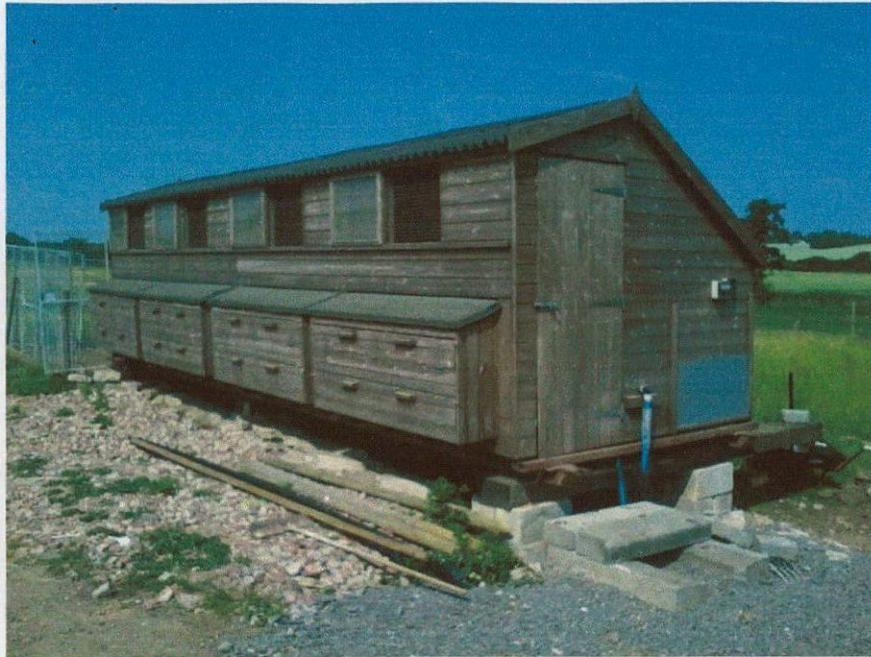
Photograph 4 - Proposed Water Tank



Photograph 5 – Site of Proposed Feed Silo and Water Storage Tank

Chicken Coup

The chicken coup already installed on site is a proprietary timber unit mounted on skids to enable it to be moved around the site if necessary.



Photograph 6 – Chicken Coup

FLOODING OF SITE

The locations of the proposed development are not susceptible to flooding during normal rainfall events, as are not the existing buildings on site. An indication is shown on the attached plan of the extent of flooding which occurred on the lower part of the site adjacent to the river during the unprecedented rainfall events in summer, 2007. Flooding was less during the extreme rainfall events experienced during summer 2010.

PARKING and ACCESS

The development will utilise the existing access off Barnsley Road and adequate turning space exists within the site to ensure safe egress of vehicles back onto the public highway. The only additional site traffic will be an annual visit by a licensed contractor's tanker to remove the accumulated sewage sludge from the cesspool, and very occasional delivery of animal feed when this is not available from home grown grain.

GENERAL

The applicant is trying to establish and enhance his agricultural activities to become as self-sustaining and environmentally responsible as possible, and making it economically viable and sustainable in the long term. This will enhance the survival of his shop business located in the centre of Darton in providing fresh produce for the shop, and maintaining jobs for up to 6 people.

The National Planning Policy Framework published in March 2012 by the Department for Communities and Local Government states in Section 3 that Planning Authorities should support a prosperous rural economy. This should be by supporting economic growth in rural areas and promoting the development and diversification of agricultural and other land-based rural businesses.

As the land use is currently agricultural, the proposals fall within the requirements of Policy G8A of the current Barnsley UDP, which allows development in Green Belt land where usage is solely for agricultural purposes

Signed John Whyke (Mr John Whyke) Date 25-7-13