

REPORT ASSESSING THE JUSTIFICATION

FOR AN

AGRICULTURAL BUILDING

AT

COPLEY CROFT
LOWER LANE
EAST BIERLEY
BD4 6RL

ON BEHALF OF

MILES SIMPSON

REPORT PREPARED BY: -



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1.0 INTRODUCTION

- This report has been produced to provide evidence for the functional requirement of a replacement permanent agricultural building at Copley Croft.
- This is an existing agricultural business whose storage buildings at the Kirklees Hall have been withdrawn leaving an urgent need for additional agricultural buildings.
- The farm consists of two separate areas of land; Copley Farm and Kirklees Hall.
- It is also intended to increase the livestock and diversity at Copley Croft.
- The farm also subcontracts and works on neighbouring farms to help harvesting and cropping with its specialist machinery.
- The proposed new agricultural building at Copley Croft will be approximately 20.2 x 6.7m in size and house the following:
 - Stables for 4No horses
 - Calf house
 - Farm office
 - Shower room and toilet facilities

2.0 BACKGROUND

- Copley Croft was established in 1984 with Agricultural Holding Number 49/529/0287.
- The holding comprises approx. 9 acres; farmhouse and barns used for implement storage, fodder, hay, straw, fertilizer and feeds.
- The applicant also provides agricultural contracting to local farms employing 12 agricultural workers at peak times.
- The farm also has farmed since 2016 at Kirklees Hall growing 300 acres of combinable crops; 200 acres wheat, 60 acres barley, 40 acres beans on a stubble to stubble contract.
- The enterprise harvests 5000 to 6000 acres of grass:
 - Bales 3000 acres of straw
 - Crop sprays 2000 acres
 - Also carrying out fertilizer, lime, slurry and muck application
- The enterprise is governed by the Red Tractor crop assurance scheme which requires security and safe storage of products.
- The farm has a contract with a vermin control company.
- The current livestock consists of 30 sheep (Blue Texel).
- Planning approval 2021/62/90418/E was granted on 24th August 2021 for 3No agricultural buildings:
 - Building A – Implement, fodder, hay and straw store
 - Building B – Calf shed
 - Building C – Will house cattle, goats and hens
- Construction work to approved buildings A, B & C has not commenced.
- This planning proposal is to replace the previously approved Building C.
- The position of the proposed new building will replace an existing small stable, container and shed.

3.0 HEALTH AND SAFETY

- There are currently no office or shower facilities on the farm for the staff.

4.0 SUMMARY

- The applicant has had a rethink about the previously approved Building C since it was approved in 2021.
- The redesign of Building C will still house animals but will also provide much needed office facilities for running the farm and shower / toilet facilities for the staff.
- At a time when investment in agriculture is extremely low and more and more farmers are leaving the industry, it is considered that this application should be viewed positively.
This essential building will allow this farming enterprise to grow and flourish.

APPENDICES

APPENDIX A LOCATION PLAN

APPENDIX B PROPOSED SITE PLAN

APPENDIX C PREVIOUSLY APPROVED SITE LAYOUT (SHOWING BUILDING C POSITION)

APPENDIX A

LOCATION PLAN



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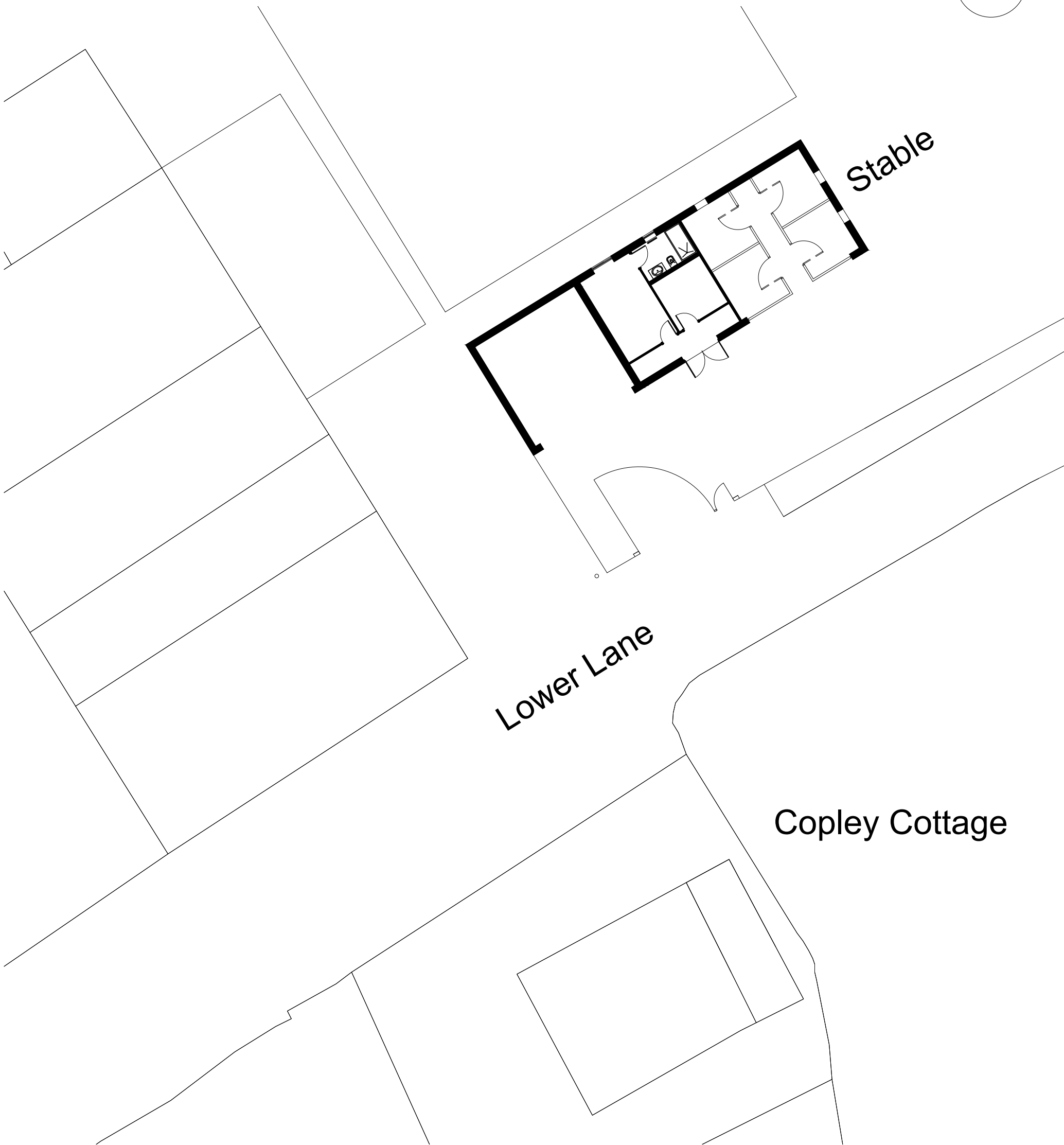
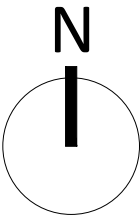
Project
Proposed Stables at Copley Croft, Lower Lane,
East Bierley BD4 6RL

Client
Mr & Mrs Simpson

Rev	Description	Drawn	Checked	Date			
Document Status : Purpose of Issue:							
S2 FOR INFORMATION							
Title							
Location Plan							
MWA project	Scale	Original Paper Size	Orientation	Drawn			
6576	1:1250	@A4	Portrait	MW(J)			
File Identifier							
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APPENDIX B

PROPOSED SITE PLAN



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Rev	Description					Drawn	Checked	Date
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S2		FOR INFORMATION						
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Proposed Site Plan								
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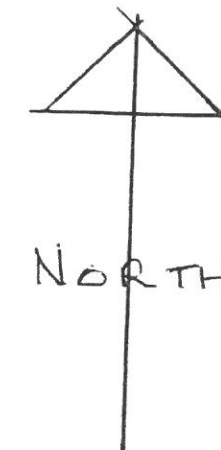
APPENDIX C

PREVIOUSLY APPROVED SITE LAYOUT SHOWING BUILDING C POSITION

Pond

CLIENT: MR M. SIMPSON
TITLE: SITE PLAN
SCALE: 1:500
DRG No: 2116/C

REVISION: 20/7/21
PROPOSED UNITS MOVED
& UNIT 'A' CHANGED



TAKE DOWN EXISTING

4283₀₀

Copley House Farm

Copley Barn

Copley Cottage

The Mistle