

To accompany a Planning application on behalf of Mr J Holgate for a proposed agricultural building at Saxon Field House Farm, Windmill Hill Lane, Emley Moor, HD8 9TA.

1. Introduction

1.1 This application is for an agricultural building to create storage space for animal feed/plant alongside storage and maintenance for agricultural machinery used on the farm. The site is located off Windmill Hill Lane, Emley Moor and forms part of a significant agricultural holding totalling 13.2ha overall.

1.2 The primary site of the holding is accessed from Windmill Hill Lane, and is ostensibly an arable operation as opposed to livestock. There is a small amount of livestock kept at the farm but these are housed elsewhere and the building is designed for a consolidation of the existing arable farming operation, including plant/machinery and products for animal feed.

1.3 Two prior notification applications have previously been made in 2016 (2016/N/93325/E) and 2017 (2017/N/90048/E) but these were unsuccessful, for what we understand were technical reasons based on the proximity of the unit to the main farm building cluster.

2. The Use

2.1 The building is designed to provide space for grain storage and grain dryers, alongside storage for hay/straw and fertilisers. Also included is space for tractor and implement storage with a modest space allocated for maintenance of the significant amount of machinery required for the ongoing farm operations.

2.2 Having the new building will reduce the amount of vehicle movements to and from the various parcels of the holding's land due to increased storage capacity and more efficient overall vehicular movement.

2.3 The new building will also provide significant economies of scale in terms of feed buying/storage and also provide flexibility on future farming developments and the increasingly complex and restrictive legislation from central government.

3.0 Access

3.1 The existing entrance off Windmill Hill Lane is to remain the primary vehicular access. This access has been established for many years and can be seen on iDp drawing ref 669/A02.

4. Amount of Development

4.1 The proposed building size will be 42.67m x 32.86m which is a standard size from a variety of suppliers, giving 1403m² internal space. This amount of building space has been carefully worked out to accommodate the required uses as stated in (2) above.

5. Layout

5.1 The proposed location of the building is as close to the existing farm buildings as is reasonably practicable, and is adjacent to the existing hardstanding/track access from the main road. The building will be set into the slope of the land by 1.5-2m so that effectively the appearance and scale of the building is minimised.

The northern door/access elevation of the building is facing away from the prevailing weather conditions, and due to site topography described above, the new building will therefore not dominate the existing building group.

5.2 As stated above, the proposed location of the building is as close to the existing buildings as possible to alleviate previous planning concerns.

6. Scale and Appearance

6.1 The scale is in keeping with the size of the proposed field site/agricultural holding and is necessary to take the business forward. Its location and appearance have been carefully considered and are as minimal as possible to accommodate the required functions.

6.2 Appearance: the building is to be a steel portal frame structure made from traditional rural/agricultural materials ie green profiled metal roof sheets with perspex/polycarbonate rooflights, with the option to add solar panels at a later date. Walls to also be green profiled metal cladding but with pre-cast concrete panels at lower level. The overhanging canopy/roof is a key part of the design to allow large vehicular access to the building without significant precipitation ingress.

7. Conclusion

7.1 Although the site is within the green belt we contend that the proposals will not unduly affect the openness of the green belt due to the minimal size, location and design of the proposed building. It is of appropriate design and appearance for such an agricultural holding and vital to future-proof the needs of this local business.