

Statement of Need

For

**Change or Use and Conversion of existing brick barn for use as an
agricultural rural workers dwelling at:**

Brookley Meadows Farm, Thurvaston, Ashbourne, Derbyshire, DE6 3AQ.

Brookley Meadows Farm is a large-scale dairy farm with over 200 dairy cows tended by the applicant's Mr A. Dutton and Mr R. Dutton. Pre-application guidance sought in September 2018 ref. no. PRE00994 detailed that the proposed development could be supported in principle subject to conditions.

The existing brick barn is redundant and no longer viable in size or scale for modern farming techniques; Policy H1 of the Local Plan Part 1 and H28 of Local Plan Part 2 has a presumption in favour of the conversion of existing buildings being converted for residential use.

Mr A. Dutton and Mr R. Dutton are both primary rural workers gleaned income from the farm activities and end of year financial reports are submitted confidentially with this application. These accounts provide the evidence that this rural based activity is established, is economically sustainable and has the prospect of remaining so for the future.

Mr A. Dutton and Mr R. Dutton are both approaching their senior years and require assistance with the day to day farming activities in the way of a full-time agricultural worker. The applicants require assistance with round the clock, full time care of the dairy herd in the form of an on-site agricultural worker. In time, they would both like to retire, but remain living in their existing homes. This proposal is to convert the existing brick barn to provide the essential on-site accommodation to meet this need.

The hamlet of Thurvaston is small and mainly consists traditional farmhouses and rural businesses. There are currently no suitable properties for sale or rent locally that could fulfil this essential need.

The proposed plans and elevations, drawing ref: JABD/246/002 detail a modest and simple conversion of the existing barn, utilising all the existing apertures to form a two bedroom residential dwelling, with a Boot Room/Ground floor WC facility, kitchen/dining and living room. The size of this proposal is commensurate with the needs one agricultural worker living on-site.

September 2019

Julia Allen BSc (Hons) MCIOB Chartered Construction Manager

The Fold
Snelston
Ashbourne
Derbyshire
DE6 2EP



01335 324590
07778 420398

www.ja-bd.co.uk