

SUPPORTING STATEMENT

STATEMENT IN SUPPORT OF AN APPLICATION FOR PRIOR NOTIFICATION OF AGRICULTURAL DEVELOPMENT - PROPOSED BARN EXTENSION WITH ASSOCIATED HARDSTANDING ON LAND AT TRENT VIEW FARM, 60 BURTON ROAD, REPTON, DERBYSHIRE, DE65 6FN

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Version 1.1

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1: Introduction

- 1.1 White Rose Farm, the Applicant, runs an operational agricultural business over several parcels of land extending to more than 120 acres at Trent View Farm, north of Burton Road, Repton. The CPH Number for the site is 096250006.
- 1.2 The agricultural business is involved in the use of all of the 120 acres for the production of haylage, crops and the rearing of cattle. The Applicant is seeking to enlarge his herd of cattle and also provide additional storage to protect valuable and much sought after haylage.
- 1.3 Moving the agricultural business forward, the Applicant wishes to erect an extension to an existing barn with ancillary hardstanding to store some of the 500+ bales of haylage cropped from the land each year and for the rearing of calves. The barn would also be used for the storing of agricultural machinery and animal feed as necessary.

2: Development Proposals

- 2.1 The Applicant proposes the erection of an extension to an existing partially open sided barn and new ancillary hardstanding on agricultural land accessed off Burton Road, Repton, as identified on the 'Site Location Plans'. The development would be located midway along the eastern boundary of a large field and be an extension to a barn granted permission in 2001 under reference 9/2001/0178. This location means that it would be largely hidden from public vantage points.
- 2.2 The proposed dimensions for the barn are the minimum considered to provide the necessary accommodation needed for the agricultural business moving forward. The barn would be 42m by 17m by 6.4m at the ridge, and 4.2m to the eaves, effectively mirroring the existing barn. The extension would have a pitched roof and have open sides on the west and southern facades and would effectively be identical to, and act as an extension of, the 2001 barn. The proposed barn will be essential for providing the necessary temporary shelter for rearing calves (in accordance with section D.1(3)(b) of Part 6 of the GPDO) and keeping feed and baled haylage dry.
- 2.3 The roof would be constructed using dark grey corrugated GRP panels with roof lights as per the images contained in Appendix 1. These will provide sufficient natural light so as to not require any artificial internal lighting. The eastern façade would be formed by the existing barn, with concrete walls on the northern n façade up to a height of approximately 3m. The western and southern facades would be open.
- 2.4 The barn will be linked to the public highway to the south along Breach Road using an existing agricultural field access via an existing farm private way. The route of the private way is indicated on the attached Site Plan.
- 2.5 The agricultural business also requires an area of hardstanding to enable the tractor to readily access the barn and load hay on to trailers for use on the landholding and for export to other nearby agricultural units. The proposed area of hardstanding wraps around the western and southern facades of the barn and extends to around 450m² and will be made using recycled crushed aggregate. The elevations for the proposed barn and hardstanding are shown on the elevation plans submitted with this application. The hardstanding would be linked to the existing agricultural access to the east.
- 2.6 The erection of the extension will necessitate the removal of a line of non-native trees along the western side of the existing barn. There is also a hedge line that runs north to south, as indicated on the second photograph in Appendix 1. This hedge line will be lifted and translocated outside the bird breeding season to form a new hedge to the south, as indicated on the Red Line Plan. This will form additional screening from distant views from the south.

3: Summary and Conclusions

- 3.1 This proposal is the for erection of an extension to an existing agricultural barn and additional hardstanding on agricultural land on land off Burton Road, Repton. This application is made by an agricultural business that operates across an agricultural unit extending to around 120 acres.
- 3.2 The location proposed for the barn would provide natural shelter from cold easterly winds via the existing barn and treeline to the east and would also reduce its visual impacts by tucking it away from most public vantage points.
- 3.3 It is considered that the details contained within this application regarding the scale and design of the proposed barn extension are sufficient so as not to require further information from the applicant and that the proposed hardstanding and barn are rightly to be considered as permitted development.

Appendix 1 – Images of Existing Barn





Image of Hedge and Treeline to West of Existing Barn