SELBY RURAL
Chartered Surveyors & Agricultural Valuers

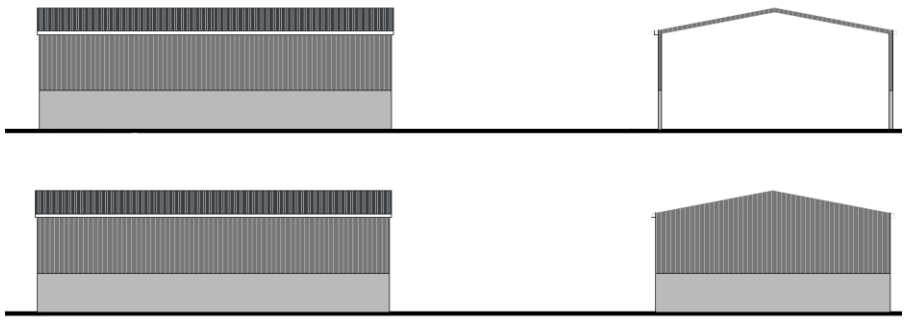
DESIGN & ACCESS STATEMENT & JUSTIFICATION REPORT FOR AN AGRICULTURAL STORAGE SHED

Date: 13th May 2024

Cross Mill
Burgess Lane
Penley
LL13 0ND

On Behalf of Cross Mill Agricultural Services Limited

Ref: Knapp-288



1. INTRODUCTION

Mr Duncan Knapp of Cross Mill Agricultural Services Limited has instructed Selby Rural to produce this planning report for an agricultural storage shed. Mr Knapp is the owner occupier of Cross Mill Farm. Mr Knapp trades as Cross Mill Agricultural Services Limited.

This application seeks permission for an agricultural storage shed which will sit alongside the existing building on the farm drive. The modern agricultural shed is to be used for machinery, fodder and straw storage as their rural business continues to expand and they require extra facilities.

1.1. Qualifications and Experts Duty

I, Tom Selby, am a fellow member of the Central Association of Agricultural Valuers and a Member of the Royal Institute of Chartered Surveyors and work for Selby Rural LLP.

The substance of the instruction I have received and the information I have been provided with are set out within this report and its appendices. I have been involved in farming and country matters all my life and have a degree in Rural Enterprise and Land Management from Harper Adams University College.

I act on behalf of livestock and arable farmers and landowners throughout Cheshire and North Wales.

1.2. Purpose of Report

The following statement will endeavour to present information with regards to the application for an agricultural storage shed which will be used for agricultural storage in connection with the farming enterprise.

This statement provides a brief outline of the design, access and location of the shed and will justify the need for the additional storage on the farm.

2. BUSINESS DETAILS

2.1. The Farm

- **The Land**

  Cross Mill Agricultural Services Limited farms approximately 55 acres 22.5Ha). The land is predominantly permanent grass.

  The grassland is used to support a beef enterprise and storage of silage.

- **The Livestock**

  In the past Mr Knapp has had a suckler herd of cows being a mixture of simmental and limousin cattle and has housed these in the bottom sheds adjacent to the farmhouse. The applicants wish to restock the livestock in the future and require additional facilities for fodder and straw, etc.

- **History**

  Mr Knapp purchased Cross Mill Farm 22 years ago and in the last 12 months has acquired an additional land.

  In line with the farm operations, the business has a lot of machinery, fodder and bedding on the holding at any one time and owing to the rapid growth of the business (both the beef and the agricultural produce sales) they no longer have enough shed space to keep all of the important equipment inside. The new agricultural storage will allow the applicant to keep the expensive machinery, produce and bedding inside which ensures the equipment and produce is not damaged and therefore will result in less expense and more profit.

2.2. Existing Farm Buildings

It is worth noting that there are existing buildings on the holding, however, they are already completely utilised. It is also worth noting that the bottom shed which has housed livestock in the past suffers from flooding. Photos of this is shown in figures 1 to 5 below.



Figure 1



Figure 2



Figure 3



Figure 4

3. REQUIREMENT FOR AGRICULTURAL STORAGE BUILDING

3.1. Expansion/Development of Existing Business

The business has continued to expand and increase in productivity and the existing buildings are fully utilised for farming operations. It is therefore important for the running of the business that an additional agricultural storage building is put in place. As more of the sheds house livestock, much of the produce and machinery is now kept externally. The additional storage will allow the business to continue to strive forward and enhance its profitability.

3.2. Secure Stores

- **Produce/Machinery Weathered**

  Currently, owing to increased productivity there is a large range of produce and machinery which is kept outside (please refer to photo 5). It is essential to uphold the quality of produce and expensive machinery, and therefore it is important this is not left outside to be weathered. As detailed in figure 5 the silage bales are already being stored externally which equate to 200 bales per annum, due to a lack of indoor space. There is a significant cost to wrap these bales and ideally the applicants would not wrap these, but have no additional storage internally at a cost of approximately £10 extra to wrap bales to include the wrapping and labour, based on 200 bales per annum, equates to £2,000 per year in additional costs, which would be alleviated by the erection of an additional building.

  When produce is left outside, it is damaged by the weather. The produce tends to become wet and then rot which reduces the quality and makes it inedible for livestock. Currently, the applicants have to get all of the grass bales wrapped which is an additional expense to mowing and harvesting. This cost can be reduced, if the fodder can be kept inside. And there will be less waste and rotted produce. Theses savings will boost profitability of the business and ensure the sustainability of the farming enterprise.

  As you will be aware, agricultural machinery is very expensive and if left outside it will become weathered and rust. This will not only cause the expensive machinery to depreciate quicker, but it will also result in the piece of equipment

breaking more often, which again would incur unnecessary expense for the applicants, having to get the equipment fixed.

- **Security**

It is important that all fodder, bedding and machinery is kept inside. This will not only ensure that the equipment is protected from the elements but also ensure that no one can steal, vandalise or even burn/torch the produce; unfortunately, incidents such as arsonists torching bales of hay are becoming more common. Therefore my client wishes to take all reasonable steps to protect his produce. The produce kept in the proposed shed is expensive and integral to the running of the beef enterprise. Keeping it secure significantly reduces the chances of it being damaged or depreciated, this ensures the business does not have to replace the produce or fix the equipment and therefore increases profitability. This will allow his business to continue to grow and thrive.



Figure 5

- **Requirement for Additional Storage**

The applicant has the following implements which will require installing internally as detailed below:

JCB3X

Kuhn Mower FL302G

McConnel Topper

McConnel Hedge Cutter

Fellce Rake

Krone Rake

6 Rota Kuhn Tedder

26ft Bale Trailer

10ft Silage Trailer

Post Knocker

T6175 New Holland Tractor

Folding 6m Chain Harrows

Bale Squeeze

10ft Roller

16ft Flat Bed Trailer

2No Land Rover

Cattle Trailer

Fertilizer based on 250kg of Nitrogen per Ha equates to 5.5 tonnes stored in 600kg bags (x10m 2) being 1.5m x 1.5m in size.

The 400 bales produced on the holding will need to be stored internally and can not be stacked any higher that 3 bales tall for health and safety purposes.

4. DESIGN AND ACCESS OF PROPOSED DEVELOPMENT

4.1. Proposed design of Agricultural Building

The proposed building will be 40ft wide (12.19m) x 60ft long (18.28m) totalling 222m^2. The building will be a steel portal frame, clear span building with a pitched roof.

The building will be 16 ft (5.05M) high to the eaves. The ridge will be a maximum height of 20 ft (6.27m).

4.2. Site Situation

The proposed building will be located adjacent to the existing building on site/

The building is in line with the existing farmstead in a tidy and effective manner. The area on which the shed is to be located is currently used for farm storage and has a hardcore base and therefore, the shed will not be located on versatile or productive agricultural land.

4.3. Design

The shed will have a pitched roof and will be a clear span steel portal frame building. It is of similar design to other agricultural buildings found on the farm and throughout the County.

The western elevation will be open fronted. The northern, eastern and southern elevations will comprise of 2m high pre-cast concrete panelled walls and slate grey box profile cladding to the eaves / ridge.

The roof will be constructed of a grey fibre cement roof, it is understood that the Local Planning Authority prefer grey roofing as it blends in with the sky's most frequent colour, grey, and thus has the least visual impact on the surrounding area.

The building is compatible with other agricultural buildings on the holding and in the area.

4.4. Access

The building will utilise the existing access for the holding. There will be no increase in traffic as all the machinery is based on the farm holding.

4.5. Scale

The size and scale of the building is considered to be consistent with the need of the farming enterprise.

5. THE POLICY CONTEXT

5.1. The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)

Development of this nature falls under the above Order, Schedule 2, Part 6, Class A - agricultural development on units of 5 hectares or more.

This application meets all the criteria outlined within Part 6 of the above legislation and is therefore classed as permitted development.

5.2. Planning Policies

This application complies with the criteria set by Part 6, Class A of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

Part 6 - Class A (A)

a. Cross Mills Farm is made up of agricultural land that exceeds 5 hectares.

b. The proposed building is reasonably required for the purposes of agriculture for the following reasons:

   i. To allow Cross Mill Agricultural Services Limited agricultural business to continue to develop and expand.

   ii. To ensure the forage is kept inside to avoid it being damaged by bad weather or vandalism.

   iii. To ensure the farm machinery is kept inside to avoid it being damaged by bad weather or vandalism.

   iv. To enhance business development and production.

Part 6 - Class A (A.1)

a) The development would be carried out on a parcel of land in excess of 1 hectare.

b) The proposal does not involve the erection or extension of any agricultural building on an established agricultural unit (as defined in paragraph X of Part 3 of this Schedule) where development under Class Q of Part 3 (changes of use)

of this Schedule has been carried out within a period of 10 years ending with the date on which development under Class A (a) begins.

c) The proposal is not for the erection, extension or alteration of a dwelling.

d) Clearly the proposed shed is designed for the purposes of agriculture.

e) The ground area covered by the proposed shed would not exceed 1,000 m^2.

f) The site is not within 3 kilometres of an aerodrome and would not exceed 12 metres in height.

g) The proposed location of the shed is not within 25 metres of a metalled part of a trunk road or classified road.

h) The proposal is not for the erection of a building that will be used for the purposes of accommodation of livestock or for the storage of slurry or sewage waste within 400 metres of a protected dwelling.

i) The building works would not involve excavations or engineering operations on or over article 2 (4) land connected with fish farming.

j) The proposal is not for any building for storing fuel or waste from a biomass boiler or anaerobic digestion system or used for storing waste not produced by that boiler or system or for storing fuel not produced on land within the unit or would be within 400 metres of the curtilage of a protected building.

6. SUMMARY AND CONCLUSIONS

Selby Rural have been instructed to provide an assessment of the need for an agricultural storage shed on Cross Mills Farm. The shed is to be used for agricultural storage to ensure that the farm produce and machinery is kept inside to avoid it being damaged or vandalised. It is required in order to reduce unnecessary expenses for the business and enhance profitability. This will aid the further expansion of this successful agricultural business.

The Local Planning Authority is urged to support this prior notification and in doing so, will be supporting a local rural business.