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North Lincolnshire Council
Development Control
Pittwood House
Ashby Road
Scunthorpe
DN16 1AV

Date: 24 February 2012

Your Ref:
Our Ref:

Dear Sir,

Proposal: Full Planning Application to retain barn, stables and tack plus veterinary facilities as built.
Site Location: Poplars Farm, Crowle, Scunthorpe, DN17 4BN.
Application ref:
Applicant: H Barker & Sons

DESIGN AND ACCESS STATEMENT

1.0 DESIGN / DESCRIPTION OF PROPOSAL

- 1.1 This application is for the retention of a brick and tile replacement barn together with additional stabling and store buildings, in addition for the first floor to be used for the changing and showering of veterinary's, pig assurance officers and maintenance staff.
- 1.2 H Barker & Sons farm 1100 acres of land in a block centered on Poplars Farm, which also houses a 7,500 pig breeding and rearing unit. They employ 6 staff in connection with the pig unit and a further 3 in connection with the arable enterprise.
- 1.3 Following last years very heavy snow fall the roof to the existing barn on site collapsed causing severe damage to the main walls of the structure, rather than carryout a repair to this barn my client's decided to rebuild the barn.

However during construction additional stables and store buildings were added that were not previously part of the original structure.

1.4 My client's fully accept they should have served prior notification on the council of their intention to carry out the works, but were unaware of this necessity, hence this application to regularise the planning situation.

1.5 Please see below 5 photographs of the original barn, the footprint of which is also shown on the Block Plan.

PHOTOGRAPHS

A. North Elevation



B. Part South Elevation



C. South Elevation



D. East Elevation



E. East & North Elevations



1.6 The proposed new barn and attached stables and store are shown on plan 1 of 3 and extend to 405m², the proposed accommodation is as shown on the plans. The necessity for this accommodation will be explained later in the submission.

1.7 The barn has been constructed out of a soft brown multi brick with a slate effect tile roof covering as can be seen on the photograph below.



1.8 The new barn does provide additional stabling to that provided by the original barn plus a Tack Room and Hay and Feed Store. In addition following the theft of the farm Bob Cat (a small JCB type of machine) a separate secure store was added on.

1.9 Referring to the Environment Agency plan below it can be seen that Poplars Farm's nearest neighbours is kilometer away and as such there is no possibility of any over looking or loss of privacy due to the development.

2.0 ACCESS

2.1 Access to the barn and buildings will not change.

3.0 LANDSCAPING

3.1 Landscaping is not considered necessary or appropriate.

4.0 ACCOMMODATION REQUIREMENT

- 4.1 During the rebuilding of the barn and attachments my client's took the opportunity to upgrade the veterinary facilities at the farm. As has been stated Poplar Farm and buildings are mostly turned over to breeding and fattening of 7,500 pigs employing 6 full time staff, with 3 full time staff employed on the land.
- 4.2 Following the outbreak of Foot and Mouth disease in the early part of 2000 every pig unit in the country has had to upgrade it's facilities for Bio-security which entails all personnel visiting the site to have changing and showering facilities available, thus the requirement for shower room and rooms for changing.
- 4.3 In addition to the weekly vet's visit there are also regular visit's by "Pig Assured Officers" who inspect the welfare of the pigs on the unit to ensure it comes up to their required standards. There are also regular calls on site by maintenance staff who repair and ensure all the machinery on site is in good working order.
- 4.4 In addition a Mess Room has been provided for staff to be able to cook and consume meals, please note there could be as many as 9 people using the room thus the requirement for it's size. Also a ground floor WC has been built to allow for staff usage without the need to access the shower room which may be in use.

5.0 FLOOD RISK ASSESSMENT

- 5.1 Whilst the building is in a Flood Risk Area it's proposed use does not require a full FRA to be carried out, as the buildings are simply replacements of existing ones plus they are for storage of animal feed stuffs.
- 5.2 The use of the First Floor is not permanent and persons using it would be on site in any event. The temporary residential use of the First Floor accommodation is a temporary translocation of the residential use of Poplar Farm House and again a residential use is established on site.
- 5.3 There is no increased flood risk.
- 5.4 I therefore consider the proposal acceptable in terms of Flood Risk please refer to Environment Agency Map below.

ENVIRONMENT AGENCY FLOOD MAP

