

NED/20/00484/FL – Ashover Hay

Speech Provided by Eileen Bagshaw

Proposed building for tractor, implements and log store at barn adjacent to Walnut Barn, Ashover Hay

This is a special landscape area and as such any development approval should demonstrate cognisance of this.

After reading the planning officers report it appears that the main reasons for granting conditional approval are based on the applicants' rationale for the need of secure storage for machinery and implements to maintain the land of approx. 2.5 acres. As a previous landowner myself I appreciate this.

However in this instance I consider the need to be overstated. The building is variously referred to as a tractor shed/implement store, at one point also as stables and now as an agricultural building. The land itself has had change of use from agricultural land to equine use with restrictions on the erection of additional buildings. I have been unable to get clarification from the planning officer as to what the current status of the land is.

The planning officers' statement in 8.8 is incorrect. The applicants carry out no agricultural activities on this site. Indeed, in section 14 of the planning application the applicants state that the land is for domestic use and the keeping of horses. They have no agricultural size tractor or equipment. Indeed for the past six months the applicants have mown all of the land area with a domestic ride on mower at least twice a week, an activity which is changing the condition of the land from agricultural/equine to domestic garden status.

The planning officer refers to an existing building at the nearby Walnut Farm as being 'similar' to that being proposed by the applicant and which is considered not to protrude into the landscape. This building is also used to provide secure storage for a domestic ride on mower and other maintenance equipment for a very similar area of land – 2.5 acres. The building has secure storage area of 12 square meters with a ridge height of 3.3 meters, built below but away from the same original field wall that the applicant plans to demolish. The building at Walnut Farm has been sited so that it is barely visible in the landscape.

The proposed building however will have an overall foot print, including the log store which is an integral part of the building, of 41.58 square meters and a ridge height of 4 meters, **4 times the size of that at Walnut Farm** for the same level of activity.

It requires the demolishing of an ancient field wall, it has very substantial footings in addition to a concrete pad, will have internal walls of concrete blocks to roof height plus external timber cladding and requires significant ground excavations. The appearance of the building bears no resemblance to any other building in the vicinity. Because of the lack of agricultural activity on this site there is no justification for a building of this scale and design.

The buildings' impact on the visual landscape will be significant. The application should be denied on these grounds.