



SUPPORTING STATEMENT

to be submitted in conjunction with an

SUBMISSION OF APPLICATION

FOR PLANNING PERMISSION

Extension to existing agricultural Storage Building

at

COBB FARM

CORSLEY

WARMINSTER

FROME

BA12

Prepared by:

David James

Rural Chartered Surveyors

Well House

The Chipping

Wotton-under-Edge

Glos.

GL12 7AD

Site: Cobb Farm, Corsley, Warminster, BA12

Applicant/s: Mr M Sawyer

Description: Extension to an existing Agricultural building for the storage of agricultural machinery, fodder and livestock.

1. INTRODUCTION

This Supporting Statement accompanies the submission of planning application for the extension to an existing agricultural building for the storage of agricultural machinery, fodder and livestock.

2. BACKGROUND

The application is for the extension to an existing agricultural building for the storage of agricultural machinery, fodder and livestock at Cobb Farm. The holding extends to approximately 32.14 acres (12.98 ha). The proposed extension will be located to the rear of an existing shed, on existing concrete.

The total land holding (owned) extends to approximately 32.14 acres (12.98 ha), with the applicant renting a further 50 acres to support the agricultural enterprise.

There are current buildings on the holding are currently at maximum capacity and therefore there are no other buildings on the holding which are fit for this purpose.

3. PROPOSAL

The application is for the extension to an existing agricultural building for the storage of agricultural machinery, fodder and livestock at Cobb Farm (Site Plan attached at **Appendix B**).

The application is to facilitate the cattle rearing and finishing enterprise at Cobb Farm.

4. DESIGN

Full design drawings for the building accompany the proposal.

Drawing No. SK001/SK002/SK003

The extension building will be 117.90 m².

The building is of typical agricultural design and scale, with trapezoidal steel cladding above concrete panels, under a trapezoidal sheet roof.

The proposed building will have access from the existing farmyard, to allow for easy access.

5. LANDSCAPING

The siting offers minimal disturbance to the surrounding landscape and blends well with the existing adjacent building and surroundings which provides natural screening.

6. ACCESS

The proposed building will be accessed from the existing access track through the holding. This will allow vehicles to safely enter and exit the property in a forward gear and providing ample turning space. There is good visibility from the existing access to the farm and the proposed building will have no impact on the existing junction to the highway, with no access amendments required. The proposed development will utilise

the existing access track which flows from the access point all the way to the proposed barn which allows for ease when accessing the barn, particularly for farm trucks. This also avoids the problems which comes with poor weather conditions like mud and damage to the land, minimising harm to the surrounding natural environment. Furthermore, this improves the safety of the road and other road users because it reduces the spread of debris and mud outside of the land.

7. FLOOD RISK

The site is within a flood risk zone I area.

8. POLICY

The application is also compliant with Para 84 of the 2024 National Planning Policy Framework in that the proposal will allow sustainable growth and expansion of the current agricultural enterprise in a rural area through a well-designed new building.

The proposal constitutes permitted development under Schedule 2, Part 6, Class A of the Town and Country Planning (General Permitted Development) Order 2015 (as amended).