

Is the proposed development designed for the purposes of agriculture ?

The building has been designed to provide a dry and safe store for the following range of equipment :

- (1) Combine Harvester
- (2) Bailer
- (3) Trailer
- (4) 125hp tractor
- (5) 25hp tractor
- (6) Plough
- (7) Seed Drill
- (8) Power Harrow
- (9) Hay Cutter
- (10) Hay Bob
- (11) Grain Mill

Each area of the barn has been specifically designed to accommodate these pieces of equipment as can be seen in Appendix 3.

The ground level areas of the barn will store all machinery and equipment, processed animal feed (in bags), a vegetable cleaning, packing and short term storage area, a workbench, racking for various parts and accessories and a diesel tank.

The western end of the barn will be fitted with a Mezzanine level to accommodate a grain drying area and grain store. The north east part of this mezzanine level will be fitted with a grain shoot to feed grain into the grain mill located on the ground level to produce rolled animal

feed. A central sliding auger will fit through the floor of the Mezzanine level to feed the grain from the trailer onto the first floor area to facilitate the drying of the grain. Drying equipment will be located on the mezzanine floor.

The simple design of the barn has been designed to accommodate the wide range of equipment required to operate the agricultural business. In designing the barn it is necessary to determine which pieces of equipment will be used on a regular basis and which pieces will be used only at certain key times off the year. Those pieces of equipment limited to use at only certain times of the year must be kept in a location that will not hinder the daily operation of the business. For this reason, we have concluded that the Combine Harvester should be located in the central area of the barn so that the more frequently needed equipment can be moved in and out without the Combine being moved.

The most frequently used equipment will be :

- Tractors
- Trailer
- Power harrow
- Plough
- Seed Drill

These items of equipment are strategically positioned for fast and easy access through the barn.

The trailer is to be located on the western end of the barn so that it can be reversed into the barn and grain can be quickly and easily offloaded by Auger onto the floor of the upper floor. There can be no dispute that this is a sensible, easy and practical agricultural operation.

The hay cutter and seed drill can be towed directly out of the front access doors as shown on the amended floor layout in Appendix 3.

The building width and height is suitable for that of a building constructed of natural materials. The oak frame will be modified by the removal of certain horizontal beams to allow for deeper access to the central areas of the barn by the Combine Harvester and reinforced at certain position with flat steel braces bolted into position.

The east and west main 5 meter doors will allow fast and easy unobstructed access through the barn. The east doors will be modified to include a smaller internal doorframe. Since the barn has a very small number of doors, this will allow fast access through the eastern end of the barn without the need to always open the main doors. Such design is commonplace in all barn buildings of both traditional or modern design.

There are to be no windows in the barn. Although barns do traditionally have windows to allow natural light in, we understand that the Council now objects to windows in the barn, so we intend to make use of low energy suspended light fixtures to provide light into all areas of the barn.

The barn is designed to operate efficiently within our holding and is clearly designed for the purposes of agriculture.

By law, we are entitled to build an agricultural building of up to 465 square meters. The modified barn will have a ground floor area of approximately 179 square meters and an upper floor area of approximately 73.186 square meters giving a total of just 252.186 square meters. This is massively less than the 465 square meters allowable for buildings on holdings in excess of 5 hectares and is a very modest size for the intensive farming activities that will be taking place on the holding.

The building has been designed and constructed with large openings for agricultural vehicles including tractors and trailers and clearly the space exists within the building for the functions listed in the above paragraphs.