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Your Ref.

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## **Design and Access Statement**

### **GARRISON FARM, ST. MARY'S ISLES OF SCILLY**

#### **Proposed Erection of Agricultural Building for Storage , Implement Garage and Workshop**

#### **Proposals and Objectives**

The proposal is for the erection of an agricultural building 13 x 7 metres on a field which is used at the present time for housing and caring for various livestock .It is proposed to erect a typical farm building with rough pine stockade boarded external walls, a corrugated cement fibre roof with translucent sheets for lighting and timber doors and windows. This will be similar to most farm building erected in recent years

#### **Appraising the Context**

#### **Assessment**

##### **Existing Use**

The farm is a present used for small scale general animal husbandry and vegetable growing. The animals are at present pigs, goats, sheep and chickens .

##### **Existing Built Environment**

There are few buildings in the vicinity apart from odd small sheds used for the animals .The nearest buildings are the campsite store and toilet block and a little further away , Christmas House ( ex Garrison Farmhouse , Holly Cottage and in the other direction Tower Cottage and Cedar Cottage . There are also football and scout huts plus other flat roofed self catering units behind Tower Cottage .

## PROPOSED USE

The reason for this proposal is that the Owner's daughter has returned to the Islands and wishes to increase the numbers of livestock and production of soft fruit and vegetables.

At the present time there are no farm buildings servicing Garrison Farm apart from a dilapidated paint and tool shed and a small low level timber building approx 12' x 12' ( 3600mm x 3600mm ) used as a 'goat/pig' shed.

At the present time the pigs (6no.) are housed on alternative land and the above pig/goat shed is currently used to house the two female goats, the milking bench and any other miscellaneous supplies. All the hay that can be squeezed in only amounts to six bales. The current building is not sufficient to house the 6 animals on site at the moment and due to the lack of a dry area 25% of the food stored is lost to 'moulding'.

The farmland available at present totals just over 7 acres with the possibility of renting additional land behind what is know as the 'Campsite Store/Shop'.

Currently there are three goats (two of which are pregnant and three sheep.

It is proposed to have up to 20 goats and as many sheep as is practicable, which of course will need cover during the lambing period at least. This cannot be contemplated until the proposed building is in place.

At present there are no facilities for the storage of farm equipment, tools, fencing supplies or any machinery required to move foodstuff, a small tractor and trailer for vegetable growing and tilling the necessary land.

When the machinery is available on site we also hope to greatly increase the vegetable/soft fruit yield for local sale. Currently there is nowhere to process and store anything that is produced.

In previous years, when the Applicant also owned the campsite, the use of the campsite store/workshop (old Artificer's building) was available. It is only recently that livestock has been reintroduced and only on a small scale simply because there are no suitable farm buildings available.

It is now imperative that a building is available for the Applicant to run a viable farm and increase produce and livestock as explained above.

The new building is needed to:

- 1) House farm machinery, farm stores and a small tractor.
- 2) Dry storage for animal feed
- 3) Covered area for the protection of young newborn animals and/or any that could become sick.
- 4) Workshop for repair of machinery, tools etc. for the farm's arable portion or boundaries.
- 5) Area for stage and any processing of vegetables and soft fruit produced.

Generally as this will be the only 'farm' building available to this smallholding it is felt that the size of building proposed is probably the minimum size that will eventually be required. This building will allow the use expansion of this farm and produce a viable business for the Applicant and her daughter with the possibility of future additional employees.

## Topography and Orientation

This is elevated land but on the west side is a high hedge which is higher than the proposed building and will mainly hide the new building from the campsite

visitors. We would be willing to plant additional hedging if that were deemed necessary .

Boundaries

The boundaries are those that exist round the present farm as shown on the block plan

Constraints

As far as we can see there is plenty of room and there are no constraints

Appearance

The proposal is for a typical farm building constructed of untreated rough timber external walls. In a short few months this finish will weather and blend in with its surroundings.

Impact on Neighbours

Non

Duchy of Cornwall

The Duchy of Cornwall Land Steward has approved the original proposed building design (the roof level has now been lowered)

**Access Statement**

It is intended to comply with all current Regulations and Good Practice and make the property accessible to all, including disabled. There will be slow ramps up to the front doorways to allow for vehicular and disabled access.

**T J Hiron, MRICS**