

Dear Sir/Madam,

Thank you for letting us make a representation to committee.

The comments I now make seek to avoid repetition of the case officer's report. However, I would reiterate the point that the store is necessary for our client's farm business as a whole, to serve other land parcels as well as that at Trabbs Farm. Moreover, without a store at Trabbs Farm, the land could not function in farming terms. As the officer has stated, it is not practical to utilise any of the existing buildings on the farm.

This application closely follows the advice received from the Council as part of the pre-application process, which was fundamental in ensuring the best location on the site was promoted, and guided design and materials.

We are only too aware of the national importance of the landscape character of the area. So much so that we suggested that the council's external landscape adviser should be consulted. We have liaised with her through the case officer to make appropriate modifications and designed a scheme that, as the report states, *"it is considered that the proposed design and planting scheme would ensure this new agricultural building would sit comfortably within the landscape"*.

Our client is very keen to ensure that the building and the future operations on the farm do not damage the visual amenity of his neighbours. He therefore met the occupants of the nearest properties to both North and South prior to the application being submitted. At that time, neither expressed any concerns. In the light of subsequent concerns being expressed, Mr Walters met the occupants of Trabbs Farmhouse to discuss the proposals, and the plans before the committee, dated 6th July 2020, reflect modifications made as a result of the discussions.

In short, this is an essential farm building for good husbandry of the land, to allow for food production. Its location close to the road both allows efficient farm operations and respects the character of the AONB and neighbours' amenity. We hope you will support the officer's recommendation and approve the application, with necessary conditions.