



acorus[®]

Chief Planning Officer
Planning & Sustainable Development
Cornwall Council
Pydar House
Pydar Street
Truro
Cornwall
TR1 1XU

Our Reference: JW/1554/0121

9th February 2021

Dear Sir/Madam

**AGRICULTURAL NOTIFICATION
PROPOSED ERECTION OF AN AGRICULTURAL STORAGE BUILDING
LAND FORMING PART OF KEVERALL MANOR, ST MARTIN, LOOE, PL13 1PA**

We are writing on behalf of Mr P Evans (the applicant) in respect of an agricultural notification for the provision of an agricultural storage building on land forming part of Keverall Manor. The submission has been forwarded to you electronically via the Planning Portal under reference PP-09481221.

The proposal relates to the provision of an agricultural building situated on land south of Keverall Manor, extending to 62.4 metres x 16.0 metres with a total footprint of 998.4sqm, and measuring a maximum of 4.57 m in height to the eaves and 6.7 m to the ridge. This building will provide storage space for agricultural machinery and seasonal hay produced on the farm.

Fully enclosed on all sides, the building will be steel framed with roller doors situated at both gables ends. Externally, the building will comprise timber horizontal dung boarding to 1.5 m and then vertical timber cladding to the eaves, with a plastic-coated steel sheeted roof. The agricultural building by its very nature will take on a certain appearance to satisfy the scale and function. Its appearance will be typical of most modern farms and in keeping with farm building developments for the past 30 years since the advent of the wide span portal framed structure. This type of development is now well established and is integral in the local and national landscape.

The applicant purchased Keverall Manor in 2002, which included 2 acres of land, a Grade II* listed farmhouse and one farm building. Since then, the applicant's land ownership has increased to 230 acres, with the majority being grassland used to help expand the beef and sheep enterprises on the farm. As a result of this increased land ownership, much of the operations on the farm are now moving back in hand as opposed to previous contractor use. Therefore, appropriate covered storage is now needed to house the machinery required for the farm to operate effectively.

The proposed building will extend to a total footprint of 998sqm, however, allowing 35% of the footprint for general circulation, the total useable footprint for storage is approximately 650sqm. Based on taking hay from 125 acres and a yield of 3.0 tonnes/acre, total output is 375 tonnes/year - equivalent to 540 bales.

With each bale measuring approximately 1.2 x 0.8 x 2.4 m, and stacking bales 3 high, the total floor area required equates to 520sqm.

In terms of the agricultural machinery to be stored in the proposed building, this is detailed as follows (although will increase following additional purchases) with the approximate spatial requirement highlighted in brackets:

1 tractor	10
2 flat bed trailers	50
2 tipping trailers	40
Mower	10
Baler	10
Total	120 sqm

Base on the above, as a minimum there is a storage requirement for 640 sqm which, allowing for general circulation, is comparable with the size of building being proposed.

The narrow single lane track providing current access to the farm is also a recognised bridleway used by a wide range of users such as walkers, horse riders and cyclists. This access is therefore unsuitable for the large agricultural machinery used on the farm, posing a danger to those using the bridleway for recreational activity. The track leads to the farmstead and listed building. Grade II* listings account for only 6% of all listed buildings in England, demonstrating the high value of the building situated on the farm. The siting of a new building within the farmstead is likely to impact on the setting of the listed building and along with the inappropriate access track, an alternative site for the new building is necessary.

The proposed siting, as detailed on the attached plan, lies on land within the applicant's ownership. It is a parcel of land which is away from the listed building and the bridleway with easy road access onto Keverall Gardens.

Under Schedule 2 Part 6 (Agriculture and Forestry) of the Town and Country Planning (General Permitted Development) (England) Order 2015, planning permission is not deemed necessary on the basis that the proposed building is designed for agricultural purposes on agricultural land in an agricultural unit of 5 hectares or more and is reasonably necessary for the purposes of agriculture. It is confirmed that the following **does not apply** in this instance:

- (a) the development would be carried out on a separate parcel of land forming part of the unit which is less than 1 hectare in area;
- (b) it would consist of the erection or extension of any agricultural building on an established agricultural unit (as defined in paragraph X of Part 3 of this Schedule) where development under Class Q or S of Part 3 (changes of use) of this Schedule has been carried out within a period of 10 years ending with the date on which development under Class A(a) begins;
- (c) it would consist of, or include, the erection, extension or alteration of a dwelling;
- (d) it would involve the provision of a building, structure or works not designed for agricultural purposes;
- (e) the ground area which would be covered by—

- (i) any works or structure (other than a fence) for accommodating livestock or any plant or machinery arising from engineering operations; or
- (ii) any building erected or extended or altered by virtue of Class A, would exceed 1,000 square metres, calculated as described in paragraph D.1(2)(a) of this Part;
- (f) the height of any part of any building, structure or works within 3 kilometres of the perimeter of an aerodrome would exceed 3 metres;
- (g) the height of any part of any building, structure or works not within 3 kilometres of the perimeter of an aerodrome would exceed 12 metres;
- (h) any part of the development would be within 25 metres of a metalled part of a trunk road or classified road;
- (i) it would consist of, or include, the erection or construction of, or the carrying out of any works to, a building, structure or an excavation used or to be used for the accommodation of livestock or for the storage of slurry or sewage sludge where the building, structure or excavation is, or would be, within 400 metres of the curtilage of a protected building;
- (j) it would involve excavations or engineering operations on or over article 2(4) land which are connected with fish farming; or
- (k) any building for storing fuel for or waste from a biomass boiler or an anaerobic digestion system—
 - (i) would be used for storing waste not produced by that boiler or system or for storing fuel not produced on land within the unit; or
 - (ii) is or would be within 400 metres of the curtilage of a protected building.

We trust this information is suitable and sufficient to show that the siting, scale and necessity for the building is fully justified.

Yours faithfully



James Whilding *MRICS FBIAC*
Managing Director
Acorus Rural Property Services Limited