

Gedling Borough Council
Planning and Building Control
Civic Centre
Arnot Hill Park
Nottingham Road
Arnold
Nottingham
NG5 6LU

12th February 2021

Dear Sir / Madam

Proposed storage barn (for the existing business)

155 Main Road, Ravenshead, Nottingham, NG15 9GS

We are pleased to enclose an application for planning permission for a proposed storage barn at the above business address.

The application is submitted on behalf of the applicant, Mr Shaun Joyce, who occupies the application site with his business '*New Farm Fuels*'.

The business is well established supplying firewood and coal in the local area. A secondary seasonal business operates from the site, also ran by the applicant, selling Christmas trees (for about 1 month prior to Christmas).

Significant recent growth of the business means that a storage barn is now essential. The new barn would be used for the storage of loose coal, pallets, coal bags, trees, smaller logs and kindling. The barn will also be a secure building to store a trailer and other equipment used by the business.

Additionally, the barn will incorporate a dedicated area (measuring 3m x 8m = 24m²) for the storage of the farm tractor used on the applicant's landholding.

Context

Gedling Borough Council recently issued a Lawful Use Certificate with respect of the application site (edged red on the submitted application plans) approving use of the site for business purposes, under reference 2020/1058.

Business use of the site is therefore lawfully established and the applicant, with the assistance of Gedling Borough, has every intention of continuing to make his small rural business successful.

The site has extant planning permission for a 'replacement barn' granted under reference 2012/0411. Photographs of the original barn that once stood on the site are enclosed. It was an large untidy structure with an asbestos sheet roof.

The Council's planning records show that the approved development was successfully implemented under application reference 2015/0578/DOC. However, whilst the original barn has been taken down and the footings of the consented barn put in place, the replacement barn itself is yet to be constructed.

The current application (enclosed herewith) proposes a new barn in the same location as the barn consented under reference 2012/0411, but it is larger – see application drawings.

The consented barn measures 15m in length and 6m in width, equating to 90m² external footprint. It has a pitched roof with a ridge height of 6.5m (5m to eaves). The barn is to be constructed using block work to the lower portion of the walls with hit and miss timber above and a coated corrugated sheet roof.

The proposed barn, however, measures 20m in length and 8m in width, equating to 160m² external footprint. It has a pitched roof with a ridge height of 7.5m (6m to eaves in order to accommodate a tractor and other machinery). The barn would be constructed using precast concrete panels for the walls to a height of 2m and dark green coloured profile metal cladding sheets for the upper walls and roof.

The proposed barn would be positioned 1m inset from the eastern boundary of the site with the rear elevation of the building onto the northern boundary. The building would be located wholly within the business curtilage of the site, as defined by the Lawful Use Certificate (reference 2020/1058).

Approval of the application would not only mean existing full and part time jobs are not 'lost' but that **new local jobs** are actually **created**.

Relevant Policy

The NPPF states that “significant weight” should be placed on the need to support economic growth, taking into account local business needs.

The Council’s LPD Part 2 Local Plan Policy LPD 13 and LPD 14 set out that support can be given for extensions or alterations to buildings or replacement of buildings in the Green Belt (where this site is located) provided the proposals do not result in an increase in floor space of over 50% larger than the original building.

The proposal results in a proposed increase in building footprint of approx. 77%. However, the proposed floor space includes a dedicated area (measuring 3m x 8m = 24m²) for agricultural storage only such as the farm tractor. This has been identified on the application drawings.

The balance of the building (measuring 17m x 8m = 136m²) will be used for storage associated with the applicant’s business, ‘*New Farm Fuels*’, for the dry and secure storage of loose coal, pallets, coal bags, trees, smaller logs and kindling. The actual increase in **business** storage space on the site would therefore increase from 90m² to 136m², resulting in an **increase of 51%**.

In assessing whether the additional 24m² of agricultural storage space is acceptable, it is important to consider that the application site is bordered by agricultural land owned by the applicant where the Council would likely support the erection of a detached building in its own right, comparable in size, shape and design to that proposed in this application, providing it was to be used for agricultural purposes (such as the storage of a tractor).

It should also be taken into account that the proposed building is in keeping with the surrounding character in terms of height, bulk, form and design. The building would not affect any key views, nor would it have any impact on the openness of the Green Belt or reasons for including land within it.

The building proposed by the applicant is of agricultural scale and not disproportionate to the existing business it will serve. The visual impression of the built development proposed would be limited and, in our view, the proposal would not harm the Green Belt by reason of inappropriateness, or any other harm.

We would also highlight Paras 6.3.4 and 6.4.4 of the Council’s LPD Part 2 which explicitly sets out that increases in floor space or replacement buildings above the 50% figure may be permitted, even if there are no ‘*very special circumstances*’, provided there are other clear and demonstrable benefits such as the continued viability of a rural land-based business.

A larger building than that already approved by Gedling BC on this site is now desperately needed. The new barn will support the growth of the existing business and will mean that '*New Farm Fuels*' can both satisfy and ultimately cope with future customer demand.

The proposal does not cause undue harm to the Green Belt location and consequently should be supported.

Conclusion

We consider this is exactly the type of development the Council should be supporting. At a time when there is considerable worry for the UK economy it is absolutely critical that the local authority does everything it can to support local business to ensure that the livelihoods of local people are not lost and that new jobs are created.

We hope that an objective assessment of this application will result in planning permission being granted.

We trust the above information and attachments are helpful and I look forward to receiving notification of 'validation' and the application being progressed favourably.

Yours Faithfully

George Machin

George Machin MTCP MRTPI
Partner at GraceMachin Planning & Property

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