

**PROPOSED AGRICULTURAL BUILDING AT BUNGLARS HALL, STEWKLEY ROAD, DRAYTON PARLOW,
MILTON KEYES, MK17 0LA**

PLANNING STATEMENT

Background

The agricultural holding at Bunglars Hall, Stewkley Road, Drayton Parslow is run by Mr Partner and extends to 16 hectares (40 acres) of which 1.2 hectares (3 acres) is owned at the site address and is used for the keeping of hens for laying, turkeys and sheep. In addition the applicant rents 8.4 hectares (21 acres) of land in Stewkley where he keeps cattle, and 6.4 hectares (16 acres) of land off Dorcas Lane which is used for hay production.

The applicant currently has recently sold some cattle and sheep and is currently investing in new stock including some pedigree Hereford breeding stock, to form the nucleus of a new breeding herd. He also has 15 Norfolk Black breeding turkeys and 32 hens.

Prior approval was applied for and granted on 17 July 2020 for an agricultural building to be used for the storage of machinery and equipment used on the holding (ref: 20/01989/AGN). The permitted building extends to 18.225 metres x 9.080 metres and will be of timber clad construction with a fibre cement roof, however the applicant has not as yet commenced the building.

Proposal

Since obtaining prior approval for the agricultural building, Mr Partner has been further considering the needs of the holding, in particular facilities required for lambing and also calving of the new cows which being pedigree need more care and attention.

As the permitted building is sited within 400 metres of a protected dwelling, permitted development rights do not exist for the housing of livestock. It is therefore proposed to apply for full planning permission for the agricultural building to include storage facilities as well as housing for livestock during lambing time, calving and in extreme weather.

To accommodate the livestock use in addition to the storage use, the building now proposed will be 22.725 metres x 12.19 metres with eaves and ridge heights of 4.2 metres x 7 metres respectively. The building will be timber clad with an insulated metal sheeted roof. The storage section will have eaves height double doors to the east and south elevations and the livestock part of the building will have 2 livestock gates to the eastern elevation allowing for necessary ventilation and access.

Planning Policy

National planning policy is contained in Paragraph 83 of the National Planning Policy Framework as follows:-

“Planning policies and decisions should enable:

- a) the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well designed new buildings;*
- b) the development and diversification of agricultural and other land based rural businesses.....”*

Planning Comments

Permitted development exists for this building, ref: 20/01989/AGN. However the applicant has amended the scheme to include the housing of livestock. As the building will be within 400 metres of a protected dwelling permitted development is not allowed. Therefore they are seeking full planning permission.

The permitted development approved confirms that the building is necessary on the unit for the use of storage of machinery and equipment. The owners therefore could construct the building as permitted, however permission is sought for a different building to allow for the livestock use. The permitted development building will not be constructed and cant be in any case as the site is the same as the subject building.

In terms of design and external appearance the design as proposed is a simple agricultural construction clad in timber with an insulated metal sheeted roof. The secure element benefits from lockable doors and the livestock element from gates and an open front required for necessary ventilation. It is appropriate for the use required.

In terms of the siting, the building will be sited in the same position as that considered acceptable for the prior approval application.

It is an appropriate structure in a rural landscape given its use and design.

The erection of agricultural buildings on agricultural land is supported in planning policy terms where it is serving the needs of a rural business.