

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

March 2021

Dear Sir / Madam

**Land south of Ricket Lane, Ravenshead, Nottinghamshire**

**Proposed agricultural storage barn (for agricultural purposes only)**

We are pleased to enclose the above application which seeks planning permission for a proposed agricultural storage barn on my client's land located south of Ricket Lane in Ravenshead.

My client and his wife are the new owners of the land having recently purchased the landholding from Mr Brian Hedley, the previous owner.

We ask that this letter / statement is please treated as a *Planning and Design and Access Statement* for the purposes of formal 'validation'.

The contents of this letter / statement should also be considered alongside the drawings submitted and enclosed with the application.

## **Site Context**

The site is situated on the southern-side of Ricket Lane and forms part of a modest landholding measuring approximately 5.5 acres (edged in blue on the application drawings). The land has been previously used for grazing horses but more recently has been used for grazing sheep and goats.

There are two existing buildings. The larger building is being converted into a residential dwelling (for my client to live in). The smaller building is a stable block made from blockwork.

Whilst this stable block is suitable for the storage of feed for the animals (hay and fodder) and for horses it is not adequate for storing a tractor, trailer, quad bike or other larger items of equipment necessary to maintain the landholding.

The site is relatively isolated and is therefore a target for theft and vandalism. It is essential that agricultural equipment and other larger items associated with the client's landholding can be stored safely in a secure building.

The existing agricultural equipment on the land (albeit the landowner intends to purchase more equipment) is either being stored currently on the open areas of the land itself (which is not secure and as stated above presents a target for theft in what is a relatively isolated site location) or is stored on a friend's farm nearby (Fairview Farm, Main Rd, Ravenshead). This is not a practical or viable situation going forward and so a new agricultural storage building is desperately needed for the long term maintenance and effective management of the land, which I trust the Council can appreciate.

The land owned by the applicant is used for sheep grazing, sometimes horse and pony grazing and also our client is seeking to grow a small number of select crops and has already agreed an informal arrangement to supply Ravenshead Farmshop. Essentially this is a modest small holding.

The purpose of the current application is therefore to seek planning permission from the Council for the erection of a storage barn (see enclosed application drawings).

Views towards the site from the public highway, Ricket Lane, are relatively limited as the land falls away in a southerly direction and the existing two buildings on the land already are situated on higher ground and as such would largely screen the new barn.

## **The Proposal**

The proposed barn has been intentionally designed to be modest in size and scale whilst still large enough to be 'fit for purpose'.

Importantly, it would be used for agricultural storage purposes only. The building would be used for the storage of agricultural equipment associated with the general upkeep and maintenance of the 5.5 acre landholding.

It must be acknowledged by the Council when considering this application that the building proposed is of a scale that would normally be permitted under Class A, Part 6, Schedule 2 of the Town and Country Planning (General Permitted development) (England) Order 2015. However, the subject landholding on this occasion falls short of 5 hectares (12.25 acres), measuring around 5.5 acres.

The external dimensions of the proposed agricultural storage barn are 13.72 metres (45 feet) x 9.14 metres (30 feet), 4 metres to the eaves and 4.95 metres to the ridge.

From the application drawings you will see that the building would be set back a considerable distance from Ricket Lane and not visible or noticeable to passers-by.

The building would be constructed from a steel portal frame with a concrete floor, externally the building would be fitted with coloured profile metal wall cladding and corrugated fibre cement roof sheets. The new building would not have ANY blockwork or brickwork.

In terms of fenestration, there would be 3 no. translucent sheet rooflights on both roof slopes. The building would have 1 no. vertical roller shutter door on the east elevation, the north facing elevation would have a personnel door (adjacent the existing yard area). The south and west elevations are to be blank.

## Planning Assessment

The principle of supporting the erection of new buildings for the purposes of agriculture is widely supported by planning policy.

As the style of the proposed building and the materials of the walls and roof of the proposed building are agricultural in form and appearance it is considered that they are appropriate.

We consider the building to be agricultural in appearance, form and function and given its overall height of only 4.95 metres to the ridge, and due to it being situated adjacent existing buildings on the land, unlikely to be unduly prominent when viewed amongst the surrounding rural area.

The building has been deliberately sited adjacent the existing yard area both for practical reasons and to limit any possible impact on the Green Belt. The proposed barn is not considered to be harmful to the setting of the rural location and, in our view, would cause no unacceptable detrimental impact on the character or openness of the surrounding rural landscape or local area.

The building is proposed to be constructed out of typically 'agricultural' materials and the positioning set back some distance from the public highway and "*down into the landscape*" is such that the proposed development would not be in public view.

Given the location of the building separated away from neighbouring properties we can conclude that the proposal would not result in any overshadowing, overlooking or overbearing impacts.

As set out above, the proposed building is for agricultural storage purposes associated with equipment and farming paraphernalia already used on the applicant's landholding (edged in blue on the submitted drawings) and on this basis the proposal does not seek to intensify the existing use of the site. As such, we consider there are no highway issues relevant to the application that would warrant concern or indeed a refusal of planning permission.

## **Conclusion**

Taking into account the above factors it is considered that the proposed building is justified and wholly acceptable in principle and would not cause any harm to the Green Belt or character and appearance of the local area.

The building would be used only for the storage of agricultural machinery or equipment used already on the applicant's landholding (which can be controlled by a suitably worded planning condition or advisory note).

Approval of the proposed new building will also ensure that the applicant is able to maintain his landholding properly for the 'long term', as well as ensuring that equipment and machinery can be stored in a safe and secure manner going forward away from prying eyes and unscrupulous individuals.

For the reasons set out above we trust the Council can support the application and look forward to hearing from you in due course.

We ask that you please treat this letter / statement as a *Planning and Design and Access Statement* for the purposes of 'validation'. A full set of application drawings are also enclosed.

We trust with both this letter and the enclosed drawings, this application can be progressed positively.

If you have any questions, please do not hesitate to contact me.

Yours faithfully

*George Machin*

George Machin MTCP MRTPI  
**Partner at GraceMachin Planning and Property**

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