

## Supporting Statement

Lockwell Holding

Kirklington Road

Bilsthorpe

Newark

April 2021



### 1.0 Introduction

2.0 This statement is submitted in support of a planning application for the change of use of land back from Suis generis to agricultural along with the provision of a general storage building and hard standing associated with an agricultural enterprise.

### 3.0 Background and Planning History

4.0 This application follows an earlier application made under the General Permitted Development Order for an agricultural building which has since been withdrawn following advice from Miss Laura Gardner of Newark and Sherwood District Council who pointed out that currently the council took the view that the land was not agricultural and referred to a Certificate of Lawfulness which was issued in January 2019, confirming that the land was used for dirt buggies and quad bikes in association with Lockwell Hill Activity Centre. The land was being rented out to the activity centre by the adjoining landowner who previously farmed the land. Since then the use of the site by the Activity Centre has lapsed and the site in question was sold on to the applicant who is an agricultural contractor.

### 5.0 Need For Development

6.0 As mentioned, the applicant is an agricultural contractor whose business involves hiring out his farm equipment and labour to various local farms and carrying out agricultural work on their behalf. The works typically involve hedge cutting, field cutting, tilling, seeding etc. and the plant required includes tractor, hedge cutter, mower, trailer and sundry smaller power and hand tools. Currently the plant is stored at rented land and the applicant wants to establish their own, secure facility. A secure building and minimum hardstanding for access is needed to achieve this aim. The land in question was previously agricultural land and it has only been used for dirt trailing during its change of use which has not altered the essential nature of the land which merely needs to be farmed in the usual way via shallow plough, harrowing rolling and re-seeding to bring back to pasture/grazing standard. The proposed change of use back to agricultural is in keeping with both National and Local

Planning policies and guideline being appropriate use of land in the open countryside.





## 7.0 Design

8.0 As mentioned above there is minimal work required to bring the fields back into agricultural use. In addition, the proposed building is a typical portal framed agricultural shed clad in Juniper Green steel box profile sheets with lower walls in concrete panels. This type of structure can be seen on numerous agricultural holdings in the area.

The hardstanding will be the minimum necessary for good access around the building and will be formed using crushed MOT hardcore or road planings.

**9.0 Scale**

10.0 The proposed shed is 18.3 x 12.2 m with an eaves height of 4.8m allowing head height for the applicant's vehicles and plant as listed above. The hardstanding will extend along the north face of the shed to provide a minimal parking and turning provision.

**11.0 Siting**

12.0 The building will be positioned close to the field access to minimise the need for additional track formation and will be well screened from the road by the existing well established hedgerow

**13.0 Access**

14.0 Access will be gained via the existing field gate off the Kirklington Road (A617) and no changes are proposed.

**15.0 Conclusion**

The proposal represents appropriate development in the open countryside for an identified agricultural need. It will be sited and designed to create minimal visual impact and offers the opportunity to enhance the appearance of the site by virtue of the proposed agricultural use as the site will be well maintained by the applicant whose job involves maintenance of farms generally.