

North Western Elevation

## SUPPORTING STATEMENT

Erection of a general purpose Agricultural Building and access track

Prior Notification - General Permitted Development Rights - Schedule 2, Part 6

LAND NORTH OF UPPER STITT FARM AND SOUTH OF THRESHOLDS, RATTLINGHOPE

# OVERVIEW

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## DETAILS

<b>APPLICANT</b>	Mr Jamie Renouf
<b>DATE</b>	April 2021
<b>SITE</b>	Land at Picklescott
<b>PROJECT</b>	Proposed erection of a general purpose farm building to house the applicants livestock and farm machinery utilising Schedule 2 Part 6 of the General Permitted Development Rights.
<b>PREPARED BY</b>	Charlotte Mason Planning Assistant at Peter Richards & Co.



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# I. INTRODUCTION

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## PURPOSE OF THIS STATEMENT

Peter Richards and Co. have been instructed by Mr Jamie Renouf to submit a prior notification application to allow him to utilise permitted rights to erect a steel portal framed agricultural building and agricultural access track to support his agricultural business

This statement provides background information on the applicant's proposal, and how the proposal is in accordance with General Permitted Development Order. This document should be read in conjunction with the detailed plans prepared which illustrate the location, scale and appearance of the development.

## BACKGROUND & JUSTIFICATION

The applicant runs a modest agricultural livestock (beef & sheep) enterprise on land in the vicinity of Rattlinghope and Picklescott.

Having recently acquired 13 acres near Thresholds, a building is required to allow the applicants to winter his cattle and lamb / handle his sheep.

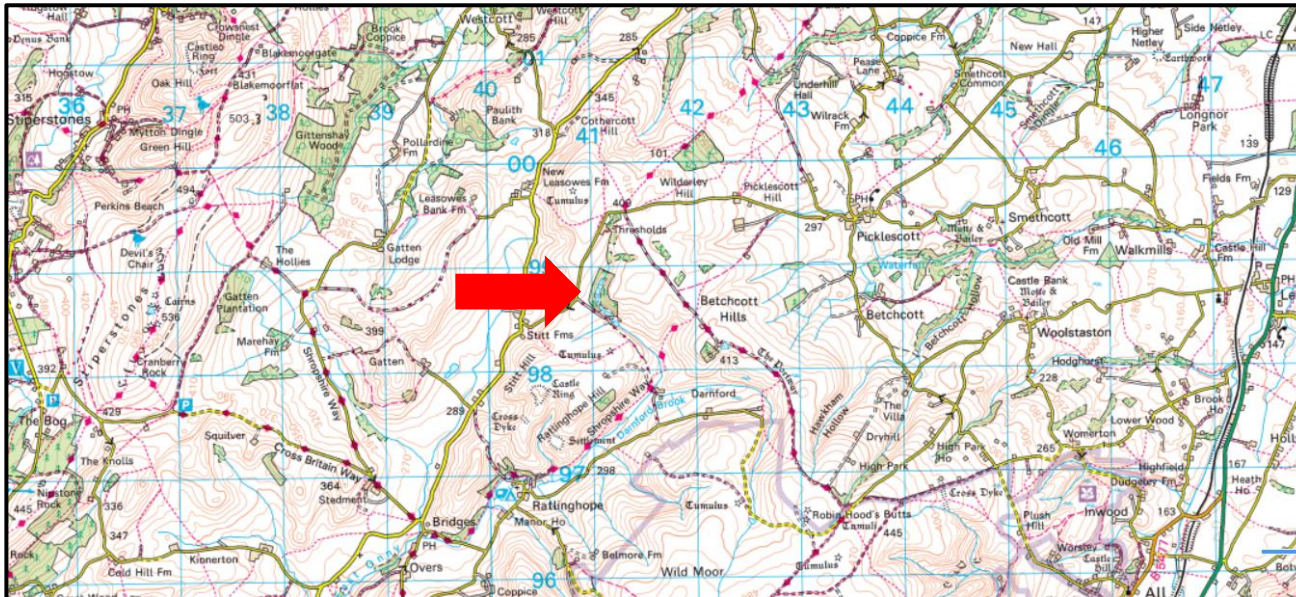
The applicant is a young farmer / new entrant and alongside managing his own business he is a contract shepherd / stockman.

Utilisation of the applicants permitted development rights would aid growth and consolidation of his Agri-business expansion.

# 2. THE SITE & CONTEXT

## SITE LOCATION

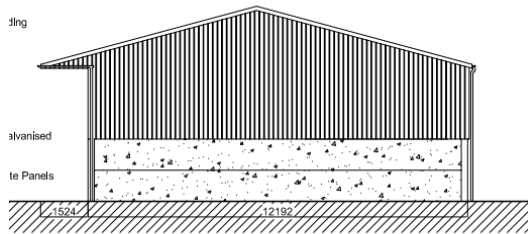
The proposed site is located near to the settlements of Picklescott and Rattlinghope, Shropshire. An aerial image is shown on the right.



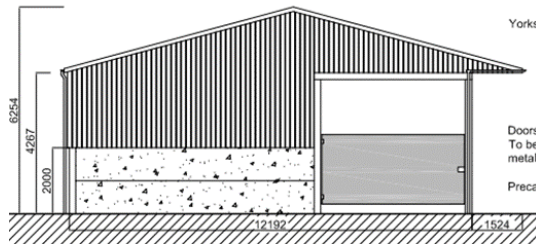
# 3. THE PROPOSED DEVELOPMENT

## THE PROPOSAL

The proposal will see the erection of a steel portal framed building, enclosed on three sides with an open side on the North West Elevation allowing livestock to be fed along.



North Eastern Elevation



South Western Elevation

## THE DEVELOPMENT

The proposed building will be;

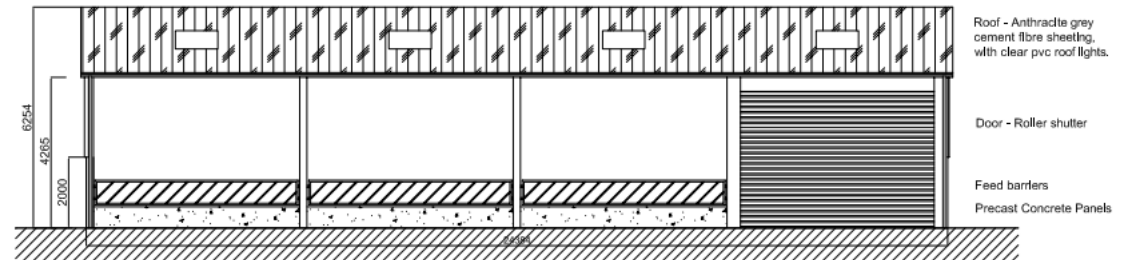
Length – 24.4 metres

Width – 12.2 metres

Eaves height – 4.2 metres

Ridge height – 6.2 metres

In order to service the proposed building, a modest compacted hardcore track 4m wide is proposed from the existing field access and looping around the building.



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# 4. PLANNING POLICY CONTEXT

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## CONTEXT

A number of development types, both change of use and new development, are afforded permitted development rights, subsequently it is considered this proposal can be permitted within permitted development rights afforded agricultural holdings.

## GENERAL PERMITTED DEVELOPMENT ORDER

Permitted development rights afforded to agricultural holdings over 5 hectares are controlled by Town And Country Planning (General Permitted Development) (England) Order 2015 Schedule 2, Part 6, which was amended in 2018 under The Town and Country Planning (General Permitted Development) (England) (Amendment) Order 2018.

This amendment increased the size of buildings permitted from 465sqm to 1000sqm.

# 5. PLANNING APPRAISAL

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The guidelines for a new development under the Schedule 2, Part 6 of the General Permitted Development Order – Class A – agricultural development on units of 5 hectares or more.

Permitted development on units of 5ha (12 acres) or more of agricultural land is known as ‘Class A’ development. This allows you to erect, extend or alter building(s), including excavation or engineering operations, all of which must be reasonably necessary for the purposes of agriculture within the unit.

This includes hard surfacing for field access and farm tracks and the building necessary for agricultural purposes, however there are certain conditions governing siting, size and in some cases materials.

The GDPO advises that there must be no development:

- On a separate parcel of land that is less than 1ha (2.5 acres) and which is part of the agricultural unit
- Where dwellings are involved
- Where something is not for agricultural use
- Where the ground area of the building or development is more than 1,000sqm (except for fencing)
- Where any part of the development is within 25m of a metalled part of a trunk road or classified road
- Of a building (or involving work to a building) intended for or used by livestock, slurry or sewage sludge housing and within 400m of the curtilage of a dwelling. The curtilage usually means the physical boundary of the land surrounding a dwelling. If the works are within 400m of buildings within an agricultural unit (or a dwelling or other building on another agricultural unit) they are excluded from this restriction.
- Anything involving excavations or engineering operations connected with fish farming on certain protected land types (e.g. National Parks).
- Height restrictions also apply where the work is within 3km of the perimeter of an aerodrome.



# 8. CONCLUSION

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## CONCLUSION

The applicants operates a modest farming business and the proposed building will aid his animal husbandry.

It is considered the proposed works can be undertaken in accordance permitted development rights afforded agricultural holdings, as such the application constitutes the required prior notification.

## PETER RICHARDS & CO. PROPERTY CONSULTING

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