

Helen Sherratt
Lichfield District Council
Frog Lane
Lichfield
Staffordshire
WS13 6YZ

12th August 2021

Dear Helen

ERECTION OF AGRICULTURAL HAY STORAGE BUILDING – LAND AT NEW FARM, ELMHURST

On behalf of my client Mr. R. McGuffie I would be grateful if you would find enclosed a prior approval submission for the erection of an agricultural hay store on land at New Farm, Park Lane, Elmhurst.

The proposed building is to be used by the applicant for the storage of hay grown on the holding, which extends to some 100 acres (40 hectares). The proposal is therefore considered to constitute an agricultural building that is reasonably necessary for the purposes of agriculture.

The development is to be carried out on a parcel of land within the holding that exceeds 1 hectare in area (circa 1.6 hectares), and there have been no previous Class Q or Class S submissions on the holding within the last 10 years. The proposal does not relate to the provision of a dwelling and is designed specifically for agricultural storage purposes. The ground area occupied the building will not exceed 1000 square metres (60 square metres) and the building does not lie within 3km of an aerodrome. No part of the building will be located within 25 metres of a metalled part of a classified road, and the building is not to be used for the keeping of livestock. The building is furthermore not to be used for the storage of biomass material. For the above reasons the proposal is consistent with the provisions of Schedule 2, Part 6, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (As Amended).

The regulations nevertheless require that the applicant must first apply to the Local Authority for a determination as to whether the prior approval of the Authority is required as to the siting, design and external appearance of the building.

The proposed building is to be located on a parcel of land that is closely associated with a range of existing buildings associated with New Farm, including a nearby stable block. The building will be located to the immediate west of the stable block in order that it has a close physical association with existing built development. The building will also have a strong vegetative backdrop to its north and will be finished in Juniper Green cladding to assimilate with its rural surroundings and to complement the other agricultural buildings on the farm. The building will be well screened from public view and will not have a material adverse impact on the character and appearance of the surrounding area. The proposed siting, design and external appearance of the building is therefore considered to be acceptable, and I would invite the Local Authority to confirm that their prior approval is not required.

I trust this proposal will be of interest and should you have any queries in respect of the proposal please do not hesitate to contact me.

Yours sincerely



Rob Duncan
Planning Consultant