

WIGNALLS

Chartered Surveyors, Planning
Consultants & Land Agents

REQUEST AS TO WHETHER PRIOR APPROVAL IS REQUIRED FOR THE ERECTION OF AN AGRICULTURAL BUILDING

On agricultural land at

Church Lane, Newton with Scales, Clifton, Preston, PR4 0ZE

Prepared by: Thomas Wignall BSc. (Hons) MRICS FAAV

Wignalls Chartered Surveyors

420 Moss Lane

Hesketh Bank

PR4 6XJ

1.0 TABLE OF CONTENTS

1.0	TABLE OF CONTENTS.....	1
2.0	INTRODUCTION.....	2
3.0	AGRICULTURAL ENTERPRISE.....	3
4.0	PROPOSAL.....	4
5.0	GENERAL PERMITTED DEVELOPMENT ORDER CRITERIA.....	6
6.0	CONCLUSION.....	7

Appendices

Appendix No	Description
1	Site Plan
2	Proposed Location Plan
3	Elevations and Technical Drawings

2.0 INTRODUCTION

- 2.1 This application is in respect of a request as to whether Prior approval is required for the erection of an agricultural building under Part 6, Class A of the General Permitted Development Order 2015 (GPDO)(as amended), on agricultural land south of Church Lane, Newton with Scales, Clifton, Preston, PR4 0ZE (The Site). The application is submitted on behalf of Mr. S. Bux. (The Applicant).
- 2.2 The Site as highlighted has been used for agricultural purposes for well in excess of 10 years and therefore can benefit from the permitted development rights offered by Part 6, Class A of the GPDO.



3.0 AGRICULTURAL ENTERPRISE

- 3.1 The Applicant farms approximately 6.39 hectares (15.79 acres) of agricultural land in Fylde Borough. The land farmed is predominantly grade 3, as per the Agricultural Land Classification Maps for England and Wales. Please refer to the Site Plan attached at **Appendix I** for further information.
- 3.2 The Applicant has recently purchased the Site and is new to the farming industry. The Applicant wishes to run a successful livestock enterprise from the site going forward. This will include the farming of sheep at the site.
- 3.3 The Applicant is in the near future going to purchase the required items of farm machinery which will allow him to run farming activities from the site, including livestock trailers, mowers, chain harrows, ATVs and sheep hurdles, the majority of which will be stored outdoors on the farmstead exposed to the elements and constantly depreciating as a result.
- 3.4 Due to the recent purchase of the property, the Applicant does not have the correct storage facilities in place for the equipment listed above in addition to the miscellaneous items including bales of straw, provin, worming equipment and the possible future need for a tractor. Therefore there is an immediate requirement for the agricultural building as proposed.
- 3.5 The Applicant is looking to expand their enterprise in the near future and is considering obtaining further land to add to their agricultural holding via farm business tenancy, however the Applicant has not been successful in any enquiries thus far.

4.0 PROPOSAL

- 4.1 The proposal is for the erection of an agricultural building in the location shown hatched Red on the Site Location Plan. Please refer to the proposed location plan at **Appendix II** for further information, showing the proposed building hatched Red.
- 4.2 The proposal will be used for the secure, under-cover, weather proof storage of the applicant's agricultural machinery and items listed at 3.3 above, which at current there are no such adequate storage facilities on Site.
- 4.3 The proposed building has been specifically designed for agricultural purposes, being the storage of agricultural storage of machinery. The proposed building, as shown in the Proposed Elevations attached at **Appendix III**, has the following dimensions;

Length:	22.86m
Width:	12.19m
Ridge Height:	7.78m
Eaves Height:	6.10m

The proposal has a Gross External Area of 278.66m². An area which is less than the 1000m² permitted under the 2018 amendments of the Town and Country Planning (General Permitted Development Order) 2015 (GPDO).

The Proposed Building is also under the maximum height limit permitted by the GPDO, being 12m.

- 4.4 The building will be of steel portal frame construction, clad in Juniper Green tin clad sheeting to all elevations, similar to other agricultural buildings in the locality. The roof will be clad in Natural Grey fibre cement panel sheeting. Access will be gained to the building via a roller shutter door (3.96m x 4.57m) along with a personnel door. For more information on the building, please refer to the attached elevation drawings at **Appendix III**.

-
- 4.5 The proposed development will allow the farming enterprise to store their machinery and also allow them to carry various tasks related to the enterprise undercover.
- 4.6 The proposed location for the development has been considered in depth by the Applicant. The chosen proposed location is illustrated on the Proposed Location Plan at **Appendix II**.
- 4.7 The Applicant considered other locations for the proposed development, however chose the proposed location for the following reasons;
1. The location of the building in relation to the drains which run down the field. The proposed location will have minimal impact on the header drains.
 2. The location chosen is in a wet area which will cause issues with livestock. The utilisation of this area reduces the loss of the remaining productive agricultural land.
 3. Natural screening is provided from existing landscaping features to the west being the high hedge and sporadic trees.
 4. The proposed location is furthest away from the TPOs to the east of the site.
- 4.8 A great deal of thought has gone into deciding the proposed location of the agricultural building and it has been concluded that the location shown on the Proposed Location plan is the best available location.

5.0 GENERAL PERMITTED DEVELOPMENT ORDER CRITERIA

5.1 The following table highlights how the proposed development conforms with the criteria of the GPDO;

CRITERIA	COMPLIANCE
The carrying out on agricultural land comprised in an agricultural unit of 5 hectares or more in area of– (a) works for the erection, extension or alteration of a building;	The applicant currently farms in excess of 5ha.
A.1 (a)	The parcel of land is not less than 1 hectare and is not a separate land parcel.
A.1 (b)	No Class Q or S development has been carried out within the last 10 years.
A.1 (c)	No erection, extension or alteration of a dwelling is proposed.
A.1 (d)	The proposed building is designed similarly to agricultural buildings that can be found in the locality and all over Lancashire. It uses materials building materials commonly used in the construction of modern agricultural buildings.
A.1 (e)	The ground area of the proposed agricultural building is within the 1,000m ² under Class A, Schedule 2, Part 6 of the General Permitted Development Order.
A.1 (f)	The proposal is not within 3 kilometres of the perimeter of an aerodrome.
A.1 (g)	The height of the proposed building does not exceed 12m.
A.1 (h)	The proposed building is not within 25m of a metalled part of a trunk road or classified road.
A.1 (i)	The proposed building is not going to be used for the housing of livestock.
A.1 (j)	The proposal is not connected with fish farming or on article 2(4) land.
A.1 (k)	The proposed building is not for storing fuel for or waste from a biomass boiler or anaerobic digestion system.

6.0 CONCLUSION

- 6.1 There is a clear requirement for an agricultural building to be erected on the holding for the purposes of storing agricultural machinery and related items associated with the new agricultural enterprise.
- 6.2 The Proposal accords with the strict criteria of the GPDO 2015 and the 2019 amendments.
- 6.3 We therefore request that the council conclude that prior approval is not required for the erection of this agricultural storage building.