

APX ARCHITECTURE

Supporting Statement

Agricultural Building, Land at Milstead Manor Farm, Manor Road, Milstead, Kent.

Introduction.

This application is a prior notification under Schedule 2, Part 6 of the Town and Country Planning (General Permitted Development) Order 2015 (amended) for the Erection, Extension or Alteration of a Building for Agricultural or Forestry use.

The farming unit extends to 69.6ha and the proposed building will be used in conjunction with this agricultural land on which it is located.

The farming unit is located at Milstead Manor Farm, Manor Road, Milstead, Kent and is directly adjacent to the proposed building as illustrated on the plan below.

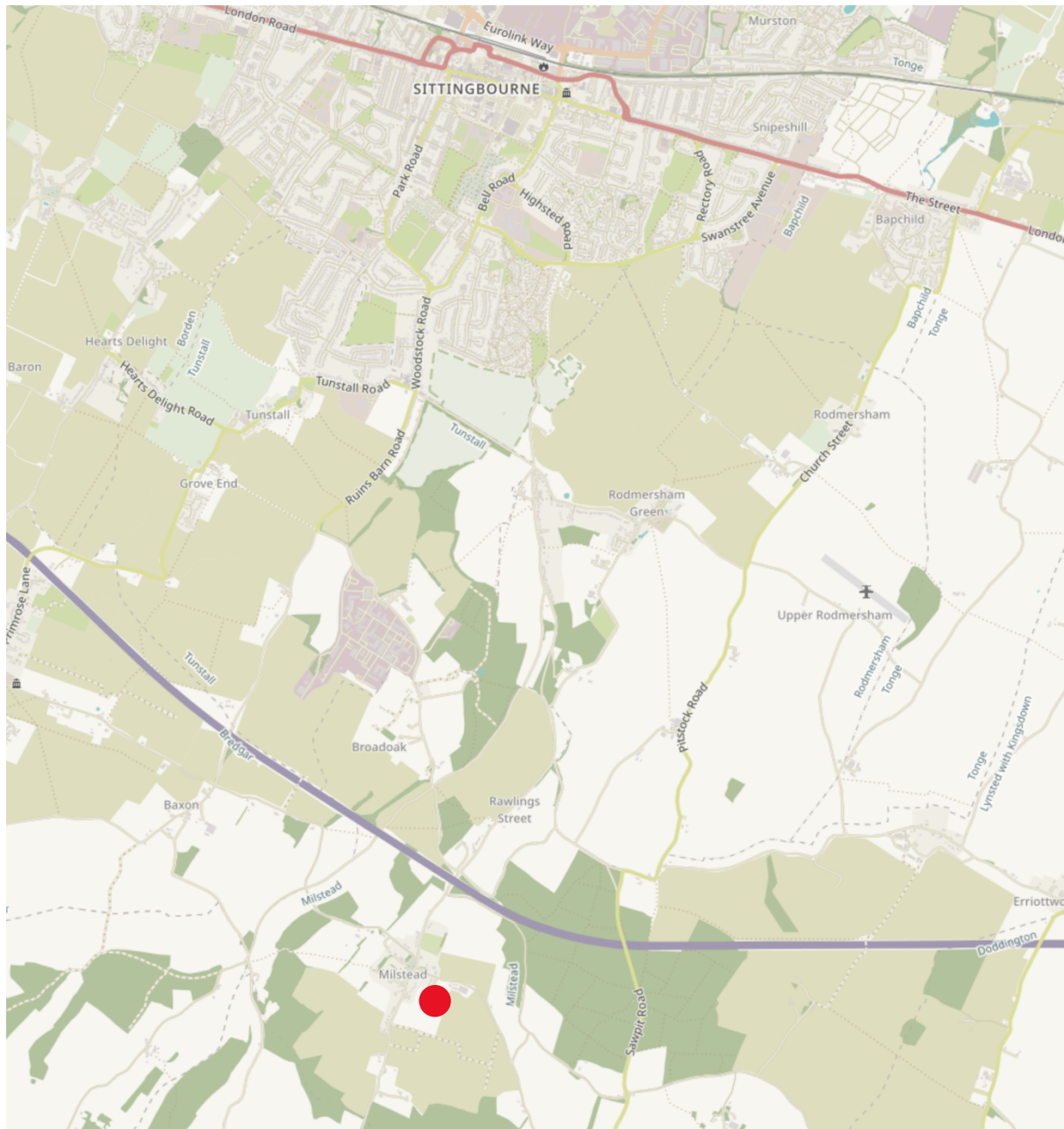


Extent of farming unit land relative to the proposed building location

The applicant has a requirement for the building in order to successfully manage and farm the unit.

Location

The application site is located on land to the south of Manor Road, Milstead. Milstead is a village in the borough of Swale in Kent. It is surrounded by the villages of Frinsted, Wichling, Doddington and Lynsted. It is the southernmost parish in the Sittingbourne area; it is approximately 3 miles (4.8 km) from Sittingbourne town centre just south of the M2 motorway.



Location Plan

The site currently is in lawful use as agricultural land.

The area immediately surrounding the application site is agricultural to the south and east with housing to the north and west.



Layout

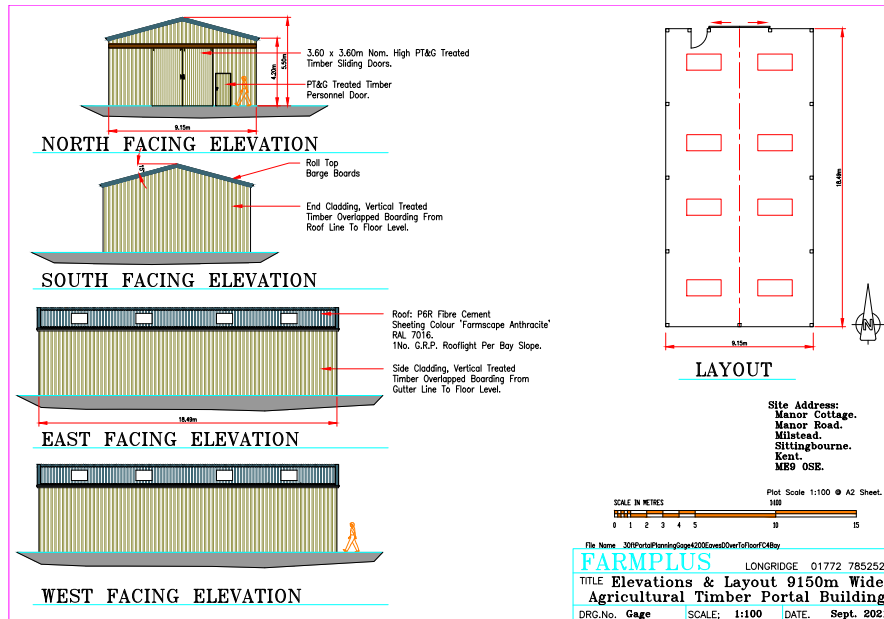
The building will sit further than 25m from Manor Road on the edge of the existing settlement, broadly located over an existing area of hardstanding.

The land is accessed via an existing access position from Manor Road. An existing track extends from its junction with Manor Road adjacent to the existing residential houses to the west. This is an established and well used access to service the farm.

Design

The building is a timber frame portal agricultural building, it will be clad externally with vertical treated timber overlapped boarding from roof line to floor level, colour mid brown.

The roof will be clad with corrugated Profile 6 Fibre cement sheeting, colour 'Farmscape anthracite' RAL 7016. Structurally the building will be split into 4 bays each with 1no. GRP rooflight per bay per slope.



Use / statement of need

The building is proposed for agricultural use on agricultural land. The proposed building will be used in conjunction with the 69.6ha of agricultural land on which it is located, which forms the farming unit.

Due to many of the farm buildings being sold off some years ago there is currently no available storage for farm equipment within the wider farming unit. The building would also accommodate the storage of hay bales all year round enabling the farm to sell bales during the winter months.

The building will be used for the storage of hay bales, agricultural machinery including tractors, lawn mowers, hedge cutters and general ancillary farm machinery that is required for the upkeep and maintenance as well as the running of the larger farming unit.

It is anticipated that an internal area extending to 90 m² will be required to store approximately 200 hay bales, a further 6m² of floor space to accommodate maintenance and tool storage with the remainder housing two tractors, mowers, fencing equipment and other general agricultural machinery.

Amount

The proposed building measures 4.2m to the eaves and 5.5m to the ridge, it is 9.15m wide and 18.49m long, it extends to 170m² GIA.

Permitted Development Rights

The GPDO provisions allow, under certain conditions, for the erection of buildings that are reasonably necessary for the purposes of agriculture on agricultural units of over 5 ha under Class A

Under Class A the following development is not permitted

A.1 Development is not permitted by Class A if—

(a) the development would be carried out on a separate parcel of land forming part of the unit which is less than 1 hectare in area;

The proposed building is to be erected on land that totals 69.6Ha forming the farming unit directly adjacent.



Farming Unit at Milstead Manor Farm edged blue

(b) it would consist of the erection or extension of any agricultural building on an established agricultural unit (as defined in paragraph X of Part 3 of this Schedule) where development under Class Q or S of Part 3 (changes of use) of this Schedule has been carried out within a period of 10 years ending with the date on which development under Class A(a) begins;

The proposed building does not relate to development under Class Q or S.

(c) it would consist of, or include, the erection, extension or alteration of a dwelling;

The proposed building does not include the extension or erection of a dwelling.

(d)it would involve the provision of a building, structure or works not designed for agricultural purposes;

The proposed building is to be used for uses that are defined for agricultural purposes.

(e)the ground area which would be covered by—

(i)any works or structure (other than a fence) for accommodating livestock or any plant or machinery arising from engineering operations; or

The building is proposed for agricultural purposes that do not include accommodating livestock or any plant or machinery arising from engineering operations.

(ii)any building erected or extended or altered by virtue of Class A, would exceed [1,000 square metres], calculated as described in paragraph D.1(2)(a) of this Part;

The proposed building totals 170m².

(f)the height of any part of any building, structure or works within 3 kilometres of the perimeter of an aerodrome would exceed 3 metres;

The building is not within 3km of the perimeter of an aerodrome.

(g)the height of any part of any building, structure or works not within 3 kilometres of the perimeter of an aerodrome would exceed 12 metres;

The proposed building measures 4.2m to the eaves and 5.5m to the ridge.

(h)any part of the development would be within 25 metres of a metalled part of a trunk road or classified road;

Manor Road is more than 25m away from any part of the proposed building.

(i)it would consist of, or include, the erection or construction of, or the carrying out of any works to, a building, structure or an excavation used or to be used for the accommodation of livestock or for the storage of slurry or sewage sludge where the building, structure or excavation is, or would be, within 400 metres of the curtilage of a protected building;

The proposed building is not intended to accommodate livestock or for the storage of slurry or sewage sludge.

(j)it would involve excavations or engineering operations on or over article 2(4) land which are connected with fish farming; or

The proposed building is not connected with fish farming.

(k)any building for storing fuel for or waste from a biomass boiler or an anaerobic digestion system—

(i)would be used for storing waste not produced by that boiler or system or for storing fuel not produced on land within the unit; or

(ii)is or would be within 400 metres of the curtilage of a protected building.

The proposed building will **not be used for storing fuel for or waste from a biomass boiler or an anaerobic digestion system.**

Conclusion

This application is a prior notification under Schedule 2, Part 6 of the Town and Country Planning (General Permitted Development) Order 2015 (amended) for the erection of a building for Agricultural use.

The applicant has a need for the building to service the farming unit which totals in excess of 69Ha. The land at which the building is proposed is greater than 1Ha.

The location, use and size requirements of the building accords with the GDPO 2015 and are not limited by condition.

We therefore respectfully request that the council confirm that the building is not subject to prior notification.