



Kenton Hall
e Glamping

Kenton Hall Estate

NEW AGRICULTURAL STORAGE BUILDING

Kenton Hall Estate

Debenham Road, Debenham, Suffolk, IP14 6JU

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Introduction

This application seeks prior approval of siting and details of a proposed agricultural building. The application is made on behalf of the landowner and occupying farmer, the Kenton Hall Estate.

The family farming business is multi generational and spread across North Suffolk and into Norfolk.

The Proposal

It is proposed to construct a new steel portal-framed building as a straw bale storage building and erect on the site as shown.

The Site

The land farmed at Kenton Hall comprises a large block North of Debenham. Access is taken through an existing farm drive off the main road to the South that connects Kenton and Debenham. An existing agricultural access.

Relevant Planning History

There is no relevant planning history associated with the farm yard buildings at Kenton Hall. Most of the buildings were erected under permitted development rights decades ago.

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Agricultural Justification

There is a need to provide modern storage on the farm. Due to increasingly stringent animal welfare regulations, straw that was store outdoors, now needs to be stored indoors. This store is used in duck farming in indoor large scale sheds. Due to the risks posed from Avian flu this straw can no longer be stored outdoors as it risks contamination by wild birds. As such a new straw barn is required to keep covered straw in and separate it from the wild bird population and thus avoid contamination of the farmed stock.

Siting

The siting has been selected so as to facilitate easy access from the existing farm yard. The access and turning of lorries can utilise the existing yard area. This minimises the cost of the construction and reduces the amount of arable land taken in this proposal to zero.

The new building is seen within the context of the existing farm buildings at Kenton Hall and from the wider vantage points blends into the built form of the farmstead. The new shed is away from the grade 2 listed house with other large modern barns already existing between proposed shed and hall.

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Permitted Development

The proposal is compliant with development permitted under Class A of Part 6, Schedule 2 of the General (Permitted Development) (England) Order 2015 (GPDO). The criteria below confirm the development is permitted development.

- The development is for an agricultural purpose on an agricultural holding in excess of 5 hectares.
- The height of the development is 8.6 metres which is below the maximum of 12 metres.
- The development of the building and hardstanding is 816 square metres which is below the permitted area of 1000 square metres.
- The development is not located within 25 metres of a road.
- The site is not within 3km of an aerodrome.
- The development does not involve any building or structure used for the accommodation of livestock or slurry.
- No development under Class Q or S of Part 3 of the GPDO has taken place on the holding in the preceding ten years.

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Conclusion

To enable the continued efficient farming of this land the farm business is keen to construct a modern storage building to store straw that will be used in the existing duck farming operations. This is necessary to comply with evolving legislation to prevent the spread of avian flu and to protect the farm housed population from cross contamination.

The siting, design and location of the proposed development is compatible with its location within a rural area and the needs of this farm holding. The design is in keeping with surrounding modern farm sheds and will sit comfortably within the grouping.

The proposal is compliant with Class A, Part 6 of Schedule 2 of the GDPO and should be permitted.