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OFFICE USE ONLY

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TCP/
Date rec'd

Application to determine if prior approval is required for a proposed: Erection, Extension or Alteration of a Building for Agricultural or Forestry use

The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 6

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x)

Northing (y)

Description

Applicant Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

Country

Postcode

Are you an agent acting on behalf of the applicant?

Yes

No

Contact Details

Primary number

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

Country

Postcode

Contact Details

Primary number

Secondary number

Fax number

Email address

The Proposed Building

Please indicate which of the following are involved in your proposal

- A new building
 An extension
 An alteration

Please describe the type of building

Replacement for two existing barns of modern timber and corrugated metal cladding which have partially collapsed due to storm damage. The main replacement barn would be 60 feet long by 45 feet wide, 19 feet high at the ridge, with a lean-to 25 feet long by 12 feet wide on one side of the barn only. The replacement structure would be smaller than the footprint of the existing barns.

The curtilage of the nearest residential property which is not part of the agricultural unit, at Stroudwood Cottages, is approximately 387 metres from the proposed replacement barn. The distance between the replacement barn and Stroudwood Cottages is approximately 407 metres.

Condition A.2(1) (a) of part 6 of Schedule 2 of The Town and Country Planning (General Permitted Development) (England) Order 2015 states that "where development is carried out within 400 metres of the curtilage of a protected building, any building, structure, excavation or works resulting from the development are not used for the accommodation of livestock except in the circumstances described in paragraph D.1(3) of this Part..."

No other suitable building or structure, 400 metres or more from the curtilage of a protected building, is available to accommodate the livestock. The replacement barn will be used for accommodation of livestock when it gives birth or requires shelter in extreme weather. These circumstances are included in paragraph D.1(3). The replacement barn will be used for exclusively agricultural purposes including storage of feed, hay & straw and parking of farm machinery.

The proposed replacement barn is therefore permitted development under paragraph D.1(3) and Class A, part 6 of Schedule 2 of The Town and Country Planning (General Permitted Development) (England) Order 2015.

The replacement barn would not be in an Area of Outstanding Natural Beauty, SSSI or proposed dark skies area. There are no protected trees, listed buildings or conservation areas on the farm. The distance from the proposed replacement barn to Sandown aerodrome is approximately 6.9 kilometres, and the distance to the Bembridge aerodrome is approximately 6.7 kilometres.

Please state the dimensions of the building

Length

18.29	metres
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Height to eaves

4.27	metres
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Breadth

17.37	metres
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Height to ridge

5.79

metres

Please describe the walls and the roof materials and colours

Walls

Materials

Concrete panels up to 1.2 metres from floor, colour coated tin cladding above

External colour

Slate grey tin cladding

Roof

Materials

Colour coated tin cladding with roof lights

External colour

Slate grey tin cladding

Has an agricultural building been constructed on this unit within the last two years?

- Yes
- No

Would the proposed building be used to house livestock, slurry or sewage sludge?

- Yes
- No

If Yes, will the building be more than 400 metres from the nearest house excluding the farmhouse?

- Yes
- No

Would the ground area covered by the proposed agricultural building exceed 1000 square metres?

- Yes
- No

Please note: If the ground area covered exceeds 1000 square metres it will not qualify as Permitted Development and an application for Planning Permission will be required.

Has any building, works, pond, plant/machinery, or fishtank been erected within 90 metres of the proposed development within the last two years?

- Yes
- No

The Site

What is the total area of the entire agricultural unit? (1 hectare = 10,000 square metres)

10.9

Scale

Hectares

What is the area of the parcel of land where the development is to be located?

1 or more

Hectares

How long has the land on which the proposed development would be located been in use for agriculture for the purposes of a trade or business?

Years

37

Months

0

Is the proposed development reasonably necessary for the purposes of agriculture?

- Yes
 No

If yes, please explain why

The replacement barn will be used for accommodation of livestock when it gives birth or requires shelter in extreme weather. The replacement barn will be used for exclusively agricultural purposes including storage of feed, hay & straw and parking of farm machinery.

The applicant has been operating the site for one year and sixteen months, and the previous operator had been on the site for approximately 37 years.

Is the proposed development designed for the purposes of agriculture?

- Yes
 No

If yes, please explain why

It is designed as a replacement barn and lean-to structure.

Does the proposed development involve any alteration to a dwelling?

- Yes
 No

Is the proposed development more than 25 metres from a metalled part of a trunk or classified road?

- Yes
 No

What is the height of the proposed development?

5.8

Metres

Is the proposed development within 3 kilometres of an aerodrome?

- Yes
 No

Would the proposed development affect an ancient monument, archaeological site or listed building or would it be within a Site of Special Scientific Interest or a local nature reserve?

- Yes
 No

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- Yes
 No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- The agent
 The applicant
 Other person

Declaration

I / We hereby apply for Prior Approval: Building for agricultural/forestry use as described in this form and accompanying plans/drawings and additional information. I / We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine options of the persons giving them. I / We also accept that: Once submitted, this information will be transmitted to the Local Planning Authority and, once validated by them, be made available as part of a public register and on the authority's website; our system will automatically generate and send you emails in regard to the submission of this application.

I / We agree to the outlined declaration

Signed

Martha James

Date

05/07/2022