

MOORE ALLEN & INNOCENT

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Our Ref: LK/2470(i)

5th August 2022

Planning and Development
Cotswold District Council
Trinity Road
Cirencester
Gloucestershire
GL7 1PX

Dear Sirs,

Re: Prior Notification for an Agricultural Building at Donnington Brewery, Stow-on-the-Wold, GL54 1EP.

This letter accompanies a prior notification application for the construction of an agricultural building under Class A of the General Permitted Development Order at Donnington Brewery, Stow-on-the-Wold, GL54 1EP.

Please find enclosed with this application:

- Application Form
- Site Location Plan
- Block Plan
- Proposed Elevations and Floor Plan (MAI01)
- Preliminary Ecological Appraisal prepared by Cotswold Ecology

1. The Site

Donnington Brewery is located north of the small village, Upper Swell. Donnington Brewery is approximately 2 miles north-west of Stow-on-the-Wold. The brewery has been within the Arkell family since 1865 and supplies beer to 18 local public houses.

Alongside the brewery, there is approximately 280 acres of farmland, which is a mixture of arable, pastureland and woodland. This farmland requires managing by the applicant. The management includes maintaining the woodland plantations, feeding the cattle the spent grains from the brewery, maintaining the boundary fencing and Cotswold stone walls.

The site is located within the Cotswold AONB but is not located within a Conservation Area.

There is an existing agricultural building on the site, however this building does not provide sufficient storage space for the applicant to manage the land effectively. Adjacent to the existing building is an old chicken housing unit. This building is not suitable for the storage of farm machinery. It is on this site that the applicant wishes to construct a new agricultural building.

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2. The Proposals

It is proposed to construct a 192sqm building which will measure 24 metres in length and 8 metres wide.

The building will be of steel portal frame construction under a grey fibre cement sheet roof. The north, east and west elevation will be clad with vertical Yorkshire boarding. The south elevation will remain open for access.

3. Justification

As previously mentioned, the applicant farms approximately 280 acres at Donnington Brewery which requires farm machinery and equipment to effectively manage the land. There is an agricultural building on site which is currently being used to store the farm machinery and equipment, however this building is not large enough.

The proposed building will be constructed on the site of an old chicken housing unit which is not fit for purpose.

The existing building on site is not suitable for modern farm machinery, therefore, the applicant wishes to remove this building and construct an agricultural storage building on the footprint. The proposed building will therefore be utilised to store the tractors and trailers used to feed the cattle the spent grains, the fencing equipment required to maintain the field boundaries.

There are no Public Rights of Way which will be impacted by the proposed development.

4. Ecology

A Preliminary Ecological Appraisal has been completed by Cotswold Ecology in July 2022. An initial field survey was undertaken on 29th April 2022 which found evidence of bats present in the existing chicken housing unit. Subsequently, two dusk surveys were completed which found evidence of the building being used as a feeding roost by a singular Lesser Horseshoe bat, but no day roosting was evident.

Cotswold Ecology suggested in Appendix 3 (page 38) that a dedicated bat loft should be installed in the proposed building which is suitable for use as a feeding perch for the Lesser Horseshoe bat. The applicant is willing to construct this bat loft as per the recommendation from Cotswold Ecology, set out in Appendix 3 of the Preliminary Ecological Appraisal Report included with this application.

The Preliminary Ecological Appraisal states in section 4.2.1 (page 28) that the proposed development will not have a significant effect on the woodland and priority habitat located to the north of the proposed building.

The report suggested in section 4.4 (page 30) that two bat boxes, two mixed bird boxes are installed and compensatory planting is undertaken, which the applicant is willing to undertake:

5. Conclusion

I consider that the proposed building is acceptable under Class A of the General Permitted Development Order 2015, in which agricultural buildings of up to 1,000sqm can be constructed.

The building is required for the general storage of farm machinery and equipment at Donnington Brewery.

This application seeks determination from the Council as to whether prior approval is required for the construction of an agricultural building.

We would be grateful to receive confirmation that this application has been received and is now validated.

Yours faithfully

A solid black rectangular box redacting the signature of Lucy Kernon.

Lucy Kernon
For and on behalf of Moore Allen & Innocent LLP

Enc.