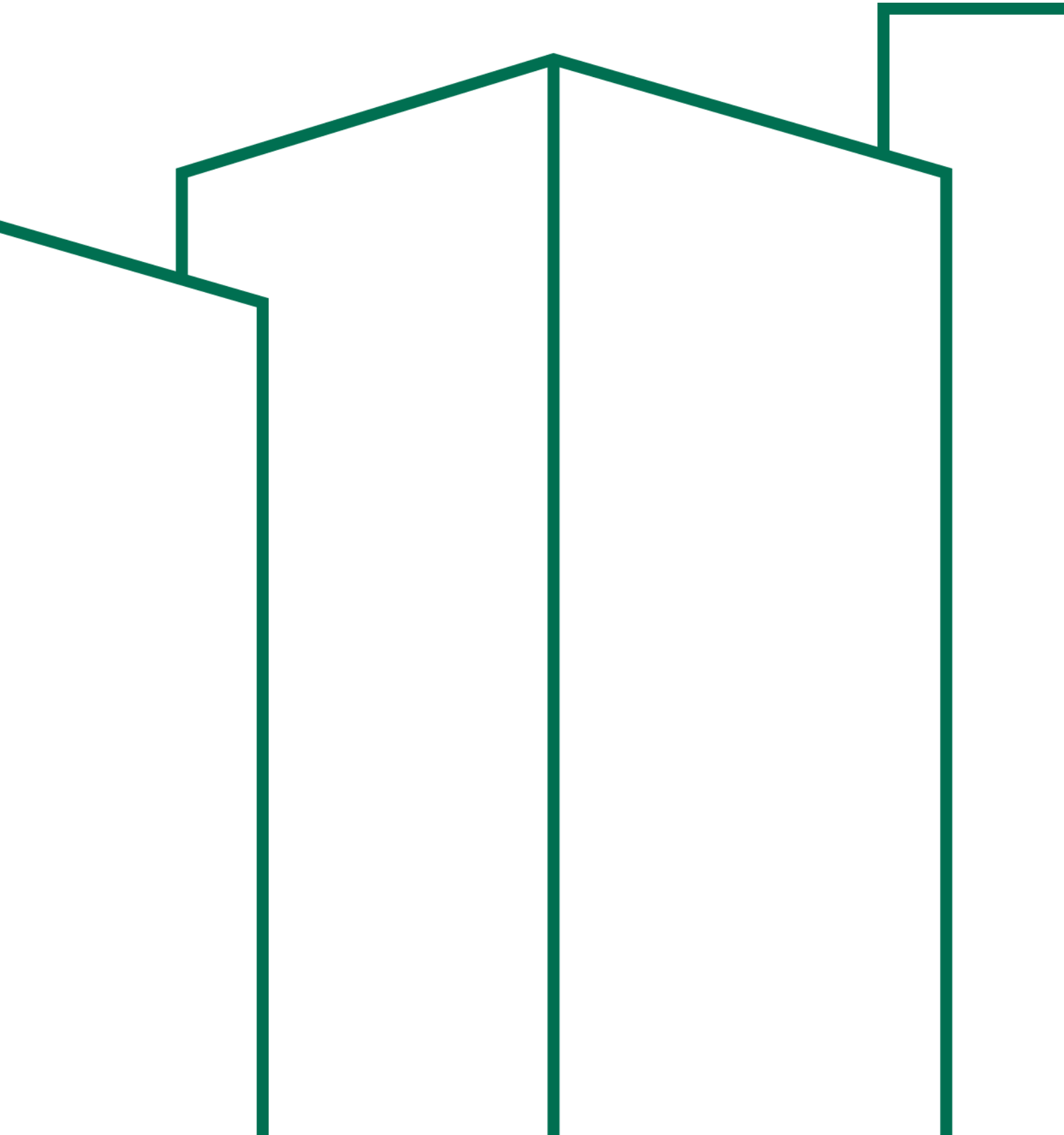




**PLANNING STATEMENT**

Knight Farm,  
Main Road,  
Haunton,  
Tamworth  
B79 9HW

Prior Notification: General Purpose Agricultural Building



## **1.0 INTRODUCTION**

1.1 This Planning Statement has been prepared to accompany an application for an agricultural prior determination. This has been submitted to Lichfield District Council on behalf of Sustainable Farming Ltd. The application has been made to determine whether the prior approval of the Planning Authority is required for the erection of a general purpose agricultural building on land at Knight Farm, Main Road, Haunton.

### **The Applicant**

1.2 Sustainable Farming have farmed at Knight Farm since 2018. Prior to this they farmed from sites at Chorley and Muckley Corner. The farm is an off-grid farm providing free range eggs, herbs, and vegetables. The farm comprises of 6.8 hectares. At the farm there are some 2500 chickens, 100 ducks and 15 pigs. All the birds on site are for egg production. The eggs, vegetables and herbs are used to supply restaurants and other outlets in the surrounding area. There are presently two full time staff employed in the enterprise.

1.3 There are presently two buildings at Knight Farm: providing storage for machinery, tools, and feed. There is also a temporary mobile home.

1.4 Knight Farm is accessed from Main Road by means of an existing vehicular access.

### **Planning History**

1.5

- 20/00961/ABN Erection of general-purpose agricultural building Prior approval not required 13/08/2020
- 20/00962/ABN Erection of a livestock house Prior approval not required 13/08/2020
- 20/01486/FUL Siting of a mobile home for a temporary period of 3 years - Approved 5/07/21

### **The Application Proposal**

1.6 The application building is a general purpose agricultural building. The proposed building is proposed to be constructed at the centre of the farm, to the west of the existing buildings and mobile home. It will enable, machinery, tools, feed, and other agricultural supplies presently stored in the open to be put under cover. There will be no livestock in this general purpose agricultural building.

1.7 The building is to be constructed with a steel frame; the walls will be constructed in box profile plastisol coated steel sheeting coloured dark green. The building will have a pitched roof constructed in ox profile plastisol coated steel sheeting, coloured dark green, with translucent roof lights. The building will measure some 18.3 metres by 12.2 metres, having a floor area of some 223 square metres. The building will have an eaves height of some 4.5 metres and a maximum height to the ridge measuring some 6.2 metres.

## 2.0 PLANNING CONSIDERATIONS

2.1 The prior approval procedure for Class A permitted development is set out in paragraph A2(2) to Part 6, Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended). The question of prior approval under paragraph A2(2) can only arise in respect of “**permitted development**” within Class A (i.e., development falling within the terms of Class A and not excluded by paragraph A1). Such development is permitted subject to the conditions in paragraph A2, including the condition relating to prior approval, but those conditions do not affect the principle of development.

2.2 The proposed building, the subject of this application, comprises development that can be undertaken as permitted development under Class A, Part 6, Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended), having regard to the following:

1. The application relates to an existing agricultural enterprise which is in use in agriculture.
2. The parcel of land on which the building is to be located is not less than 1 hectare in area.
3. The agricultural unit to which the building will relate exceeds 6.98 hectares.
4. Insofar as the building will be used for the storage of agricultural machinery, tool, implements and feed, it will be used for agriculture as defined by Section 336(1) of the 1990 Act.

5. The building will be used for the purposes of an established agricultural trade or business and will not be used purely for recreational purposes.
  6. The ground floor area of the building does not exceed 1000 square metres.
  7. No part of the proposed building will be within 25 metres of a classified road.
  8. The proposed development is **not** to be used for the accommodation of livestock.
  9. The application site does not comprise a Listed Building, a Scheduled Ancient Monument, a Site of Special Scientific Interest or a Local Nature Reserve.
- 2.3 It has been established that if the GPDO requirements are met by an application, then the principle of whether the development should be permitted is not for consideration in the prior approval procedure. Details submitted for prior approvals should be regarded in much the same light as applications for approval of reserved matters following the grant of outline permission. Thus, any assessment of siting, design or external appearance in the prior approval procedure must be made in the context where the principle of development is not itself at issue.
- 2.4 The proposed general purpose building, in terms of its design and appearance, is typical of modern agricultural buildings of which there are many in the surrounding countryside. The proposed building is evidently of a form that has been designed to serve the agricultural requirement. The building will be of a satisfactory appearance and would fit into its rural setting. The proposed

building, by virtue of its design, siting, and proposed materials of construction, is entirely acceptable to serve the required agricultural need for the building.

### **3.0 CONCLUSION**

3.1 The application building is a general-purpose agricultural building. The business has grown substantially. It will enable, machinery, tools, feed, and other agricultural supplies presently stored in the open to be put under cover. There will be no livestock in this general purpose agricultural building. The building is essential to the operation of the established agricultural enterprise and is thus genuinely required to serve an existing agricultural use. The proposed development is compliant with Class A, Part 6, Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended). In these circumstances, the Planning Authority is invited to issue a determination that the Planning Authority's prior consent is not required for the erection of the proposed building.

CCEH/TD/6043

15 September 2022



**PLANNING STATEMENT**

Sustainable Farming  
Knight Farm, Main Road,  
Haunton, Tamworth B79 9HW  
**Our Reference:** CCEH/TD/6043

**Date:** 15 September 2022

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