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## **REQUEST AS TO WHETHER PRIOR APPROVAL IS REQUIRED FOR THE ERECTION OF AN AGRICULTURAL BUILDING**

at

Hesketh Lodge Farm, Shore Road, Hesketh Bank, Preston, PR4 6XQ

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## **Appendices**

<b>Appendix No</b>	<b>Description</b>
1	Site Plan
2	Proposed Location Plan
3	Elevations and Technical Drawings

## **2.0 INTRODUCTION**

- 2.1 This application is in respect of a request as to whether Prior approval is required for the erection of an agricultural building under Part 6, Class A of the General Permitted Development Order 2015 (GPDO)(as amended), at Hesketh Lodge Farm, Shore Road, Hesketh Bank, Preston, PR4 6XQ (The Site). The application is submitted on behalf of Mark Radcliffe. (The Applicant).
- 2.2 The Site as highlighted has been used for agricultural purposes for well in excess of 10 years and therefore can benefit from the permitted development rights offered by Part 6, Class A of the GPDO.

### **3.0 AGRICULTURAL ENTERPRISE**

- 3.1 The Applicant owns approximately 760 acres of agricultural land in West Lancashire. The land farmed is predominantly Grade 1, as per the Agricultural Land Classification Maps for England and Wales. Please refer to the Site Plan attached at **Appendix I** for further information.
- 3.2 The land is currently cropped with a wide variety of crops including potatoes, salads (including lettuce and spinach), cereal crops and maize.
- 3.3 The Applicant owns a significant amount of land within the local area surrounding Hesketh Bank and Tarleton. The Applicant wishes for this land to continue to be used for the purposes of growing arable produce. It should however be noted that the existing buildings at Hesketh Lodge are not sufficiently large enough for the volume of grain and other produce grown on the applicants landholding, which has led to issues such as storage problems arising at harvest time.
- 3.4 Due to these insufficient storage facilities, the need for the proposed agricultural building arises.

## 4.0 PROPOSAL

- 4.1 The proposal is for the erection of an agricultural building in the location shown edged Red on the Site Location Plan. Please refer to the proposed location plan at **Appendix II** for further information, showing the proposed building edged Red.
- 4.2 The proposal will be used for the secure, under-cover, weatherproof storage of produce, predominantly being the grain harvested from the cereals grown on the holding.
- 4.3 The proposed building has been specifically designed for agricultural purposes, being the storing of agricultural produce. It should be noted that this building will adjoin an existing building on site, and will match said building exactly in terms of size and cladding. The proposed building, as shown in the Proposed Elevations attached at **Appendix III**, has the following dimensions;

Length: 32.00m

Width: 14.00m

Ridge Height: 8.60m

Eaves Height: 6.60m

The proposal has a Gross External Area of 448m<sup>2</sup>. An area which is less than the 1000m<sup>2</sup> permitted under the 2019 amendments of the Town and Country Planning (General Permitted Development Order) 2015 (GPDO).

The Proposed Building is also under the maximum height limit permitted by the GPDO, being 12m.

- 4.4 The building will be of steel portal frame construction, clad in grey box profile panel sheeting to all elevations, similar to other agricultural buildings on the holding. The roof will be clad in Natural Grey composite panel Sheeting. Access will be gained to the building via two roller shutter doors. For more information on the building, please refer to the attached elevation drawings at **Appendix III**.

- 4.5 The proposed location for the development has been considered in depth by the Applicant. The chosen proposed location is illustrated on the Proposed Location Plan at **Appendix II**.
- 4.6 The Applicant chose the proposed location for the following reasons;
1. The location of the building in relation to the existing farmstead.
  2. The location in relation to the yard area, to reduce any additional development needed.
  3. The screening from the applicants buildings and dwelling house to the east and south.
- 4.7 Considerable thought has gone into deciding the proposed location of the agricultural building and it has been concluded that the location shown on the Proposed Location plan is the best available location.

## 5.0 GENERAL PERMITTED DEVELOPMENT ORDER CRITERIA

5.1 The following table highlights how the proposed development conforms with the criteria of the GPDO;

<b>CRITERIA</b>	<b>COMPLIANCE</b>
The carrying out on agricultural land comprised in an agricultural unit of 5 hectares or more in area of– (a) works for the erection, extension or alteration of a building;	The holding is in excess of 760 acres or 307 hectares.
A.1 (a)	The parcel of land is not less than 1 hectare and is not a separate land parcel.
A.1 (b)	No Class Q or S development has been carried out within the last 10 years.
A.1 (c)	No erection, extension or alteration of a dwelling is proposed.
A.1 (d)	The proposed building is designed similarly to agricultural buildings that can be found in the locality and all over Lancashire. It uses materials building materials commonly used in the construction of modern agricultural buildings.
A.1 (e)	The ground area of the proposed agricultural building is within the 1,000m <sup>2</sup> under Class A, Schedule 2, Part 6 of the General Permitted Development Order.
A.1 (f)	The proposal is not within 3 kilometres of the perimeter of an aerodrome.
A.1 (g)	The height of the proposed building does not exceed 12m.
A.1 (h)	The proposed building is not within 25m of a metalled part of a trunk road or classified road.
A.1 (i)	The proposed building is not going to be used for the housing of livestock.
A.1 (j)	The proposal is not connected with fish farming or on article 2(4) land.
A.1 (k)	The proposed building is not for storing fuel for or waste from a biomass boiler or anaerobic digestion system.

## **6.0 CONCLUSION**

- 6.1 There is a clear requirement for an agricultural building to be erected on the holding for the purposes of storing agricultural produce.
- 6.2 The Proposal accords with the strict criteria of the GPDO 2015 and the 2019 amendments.
- 6.3 We therefore request that the council conclude that prior approval is not required for the erection of this agricultural storage building.