

Rushcliffe Borough Council
Communities

Rushcliffe Arena
 Rugby Road
 West Bridgford
 Nottingham NG2 7YG

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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

County

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

County

Country

Postcode

LE1 6NL

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

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

Enclosed metal barn to provide secure, weatherproof storage for existing agricultural equipment.

Please state the dimensions of the building

Length

18

metres

Height to eaves

5

metres

Breadth

10

metres

Height to ridge

6

metres

Please describe the walls and the roof materials and colours

Walls

Materials

Profiled steel sheet to ground level with internal block walling to 1.5m in height. Building steel portal frame.

External colour

Dark Green

Roof

Materials

Profiled steel or cement board sheet with translucent roof-lights, 1 per bay.

External colour

Grey

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

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)

14.4

Scale

Hectares

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

Less than 0.4

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

20

Months

0

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

- Yes
 No

If yes, please explain why

Hawksworth Manor is a registered agricultural holding of approx 35 acres. There are currently no modern fully enclosed stores within the site at present and there is a requirement for a secure, weather-tight store for tractors, trailers, farm implements, hired machinery, and a dry pest resistant area to store materials, grass seed, harvested feed/crops etc. The current stores are open sided and not secure or weather/pest proof.

Is the proposed development designed for the purposes of agriculture?

- Yes
- No

If yes, please explain why

For the storage of farm and land management machinery and materials. There

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?

6.0

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

If Yes, please provide details

The answer to this question is 'No'. However in the interests of transparency , Hawksworth Manor is grade II listed. This site is not in the curtilage of the listed buildings and the proposed implement and storage shed has been located discretely among trees beyond the listed house, gardens and crew yard in order to minimise the impact on the heritage assets. The proposed location also makes use of an existing trackway to minimise the disruption to the landscape whilst remaining close to the other farm buildings (approx 130m).

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 the questions answered, details provided, and the 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 opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published 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

Staniforth Architects Ltd

Date

10/11/2023