

Development and Environment
 North Somerset Council
 Post Point 15
 Town Hall, Weston-super-Mare BS23 1UJ
 Website: www.n-somerset.gov.uk/applyforplanning



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	<input type="text"/>
Suffix	<input type="text"/>
Property Name	<input type="text" value="Collum Farm"/>
Address Line 1	<input type="text" value="Collum Lane"/>
Address Line 2	<input type="text"/>
Address Line 3	<input type="text" value="North Somerset"/>
Town/city	<input type="text" value="Kewstoke"/>
Postcode	<input type="text" value="BS22 9YX"/>

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

Easting (x)	Northing (y)
<input type="text" value="335038"/>	<input type="text" value="165708"/>

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

TA6 3DA

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

Erection of 3 No. detached fodder buildings for the storage of covered on farm produced fodder/maize silage

Please state the dimensions of the building

Length

30.48

metres

Height to eaves

6

metres

Breadth

9.15

metres

Height to ridge

7.47

metres

Please describe the walls and the roof materials and colours

Walls

Materials

Not applicable

External colour

Not applicable

Roof

Materials

External colour

Briarwood Eurosix fibre cement sheeting.

Natural 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)

454.0

Scale

Hectares

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

Less than 1 but at least 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

200

Months

0

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

- Yes
 No

If yes, please explain why

The proposal, is required because the Environment Agency, together with Defra is requiring farmers to provide covered fodder areas, as part of its drive to minimise the potential for watercourse pollution etc.

Currently the maize silage is store at Banwell and relayed daily, adding to costs and travel miles. These buildings would negate this.

The proposed buildings will flank the haul road, installed to service the four brown water slurry lagoons, which have been approved, by North Somerset to address Environment Agency and Defra requirements under Storing silage, slurry and agricultural fuel oil regulations - SSAFO.

These buildings are an extension of those requirements, for farm compliance, to avoid action being taken by Defra, and their provision are deemed essential, for the operation of the farm.

The older elements of the farmstead, developed around the farmhouse and the small nucleus of houses at Collum, are developed out with near end of life heifer, cow and calf buildings, and the new fodder buildings will replace in part, the open silage clamp, which itself will require covered provision, for SSAFO regulations, in the near future.

The site chosen for the buildings are easily accessible for on farm traffic, without accessing the adopted road network, with dual trip use, linked to daily tanker delivery of brown water storage transfers from farmyard source to lagoons and collection of baled silage/fodder for livestock feeding, on the return journey.

The buildings themselves will be screened from the residential properties around Collum Farm, by the mature trees and hedgerow to the South West, with the extensive landscaping work associated with the lagoon construction - approved, seeing the provision of large areas of landscaping and biodiversity net gain, on the North East field boundary.

The location of the buildings will reduce the visual impact of additional farm buildings in and around the nucleus of residential properties.

Access will be off the existing permitted haul road and will have a ramped apron and internal finished floor levels of 7.6m AOD, to satisfy Environment Agency requirements for new build.

Is the proposed development designed for the purposes of agriculture?

- Yes
 No

If yes, please explain why

Simple agricultural buildings with stanchion portal framed constructions under a profile sheet roof to provide weather proof cladding.

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?

7.6

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 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

Lyndon Brett

Date

15/11/2023