



Planning Statement

On behalf of Little Owl Farm

Little Owl Barn, Denmark Hill, Palgrave, Diss, IP22 1AB

Prior notification for prior approval Class A, Schedule 2, Part 6 of the Town and Country Planning (General Permitted Development) Order 2015 (As Amended)

Erection of an agricultural storage building

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1. Introduction

- 1.1 This Planning Statement has been prepared by Durrants on behalf of Emma Callaghan and Ben Prior of Little Owl Farm (The Applicant) in support of a prior notification pursuant to Class A, Schedule 2, Part 6 of the Town and Country Planning (General Permitted Development) Order 2015 (As Amended)
- 1.2 This application is accompanied by:
 - Location plan
 - Site plan
 - Proposed plans and elevations

2. The site

- 2.1 Little Owl Barn is located on the northern edge of the village of Palgrave near Diss.
- 2.2 The land holding extends to 11.31 hectares/27.95 acres.
- 2.3 The holding has been registered as a farm since 2013. The Applicant is now expanding the farm with the aim of creating a viable local agricultural enterprise.
- 2.4 The application site itself comprises an area of land approximately 60m to the south east of Little Owl Barn, on the southern boundary of the main field. It is accessed from a recently constructed access onto Denmark Hill, and is bounded to the north, east and west by existing agricultural land, with a mature hedgerow to the south.
- 2.5 The site is currently pasture land.



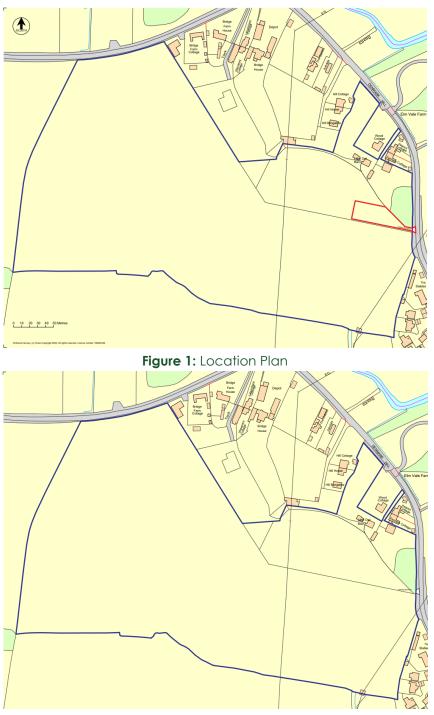


Figure 2: Plan showing extent of land holding



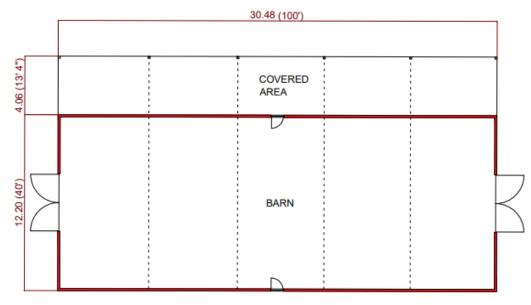
3 Proposal

- 3.1 This application seeks permission for the erection of a steel portal frame barn, extending to 30.48m x 12.20m, plus a covered external area of 30.48m x 4.06m.
- 3.2 The height to the eaves will be 3.23m on the main barn, and 2.3m on the covered area, with a ridge height of 4.95m
- 3.3 The barn will be distinctively agricultural in appearance, with vertical metal cladding and a box profile roof. Double doors will be provided on the east and western elevations, with a personnel door on the south side and double doors on the north side under the covered area.
- 3.4 The barn will be used primarily for storing agricultural equipment and machinery, hay and straw.



Figure 3: Proposed Site Plan





PROPOSED PLAN

Figure 4: Proposed Floor Plan



PROPOSED SOUTH ELEVATION



PROPOSED EAST ELEVATION



PROPOSED WEST ELEVATION



PROPOSED NORTH ELEVATION

0 1 2 3 4 5 Metres





4 Site History

4408/16 - Demolition of existing stable block. Conversion of existing barn & cart lodge structure to dwelling comprising removal of lean-to structures and erection of rear and side extensions and glazed link. Erection of detached 3 bay cart lodge. Creation of new vehicular access to highway. Installation of sewage package treatment plant. **Approved December 2016**

4409/16 - Demolition of existing stable block. Conversion of existing barn & cart lodge structure to dwelling comprising removal of lean-to structures and erection of rear and side extensions and glazed link. Erection of detached 3 bay cart lodge. Creation of new vehicular access to highway. Installation of sewage package treatment plant. **Approved December 2016**

1231/17 - Erection of a single storey annexe. Erection of new three bay cart lodge with room over. Erection of new porch to front elevation. Amendments to existing driveway. **Approved December 2017**

DC/19/03753 - Discharge of Conditions Application for 4409/16 (LBC) - Condition 3 (Fenestration), Condition 4 (Agreement of Materials), Condition 5 (Cross Section Details) and Condition 6 (Survey and Schedule of Repair). Approved October 2019

DC/19/03739 - Discharge of Conditions Application for 4408/16 - Condition 6 (Fenestration), Condition 7 (Agreement of Materials), Condition 8 (Cross Section Details) and Condition 9 (Survey and Schedule of Repair). Approved October 2019

DC/19/04310 - Householder Planning Application - New Vehicular Access. Approved November 2019.

5 Assessment of legislation

5.1 An assessment of Part 6 Class A is set out below.

PART 6 Agricultural and forestry

Class A – agricultural development on units of 5 hectares or more



Permitted development

- A. 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; or
- (b) any excavation or engineering operations, which are reasonably necessary for the purposes of agriculture within that unit.

Development not permitted

- A.1 Development is not permitted by Class A if—
- (a) the development would be carried out on a separate parcel of land forming part of the unit which is less than 1 hectare in area;
- **Complies** the parcel of land forms one title of 1.17 hectares and is immediately adjacent to the remaining land, all of which is under a single title, together comprising one complete land holding of 11.31 hectares.
- (b) it would consist of the erection or extension of any agricultural building on an established agricultural unit (as defined in paragraph X of Part 3 of this Schedule) where development under Class Q or S of Part 3 (changes of use) of this Schedule has been carried out within a period of 10 years ending with the date on which development under Class A(a) begins;
- **Complies** no permitted development has taken place on the unit within the last 10 years.
- (c) it would consist of, or include, the erection, extension or alteration of a dwelling;
- Complies the proposal is not for a dwelling
- (d) it would involve the provision of a building, structure or works not designed for agricultural purposes;
- Complies the building is for agricultural use, primarily for storing agricultural equipment, hay, straw and feed.



(e) the ground area which would be covered by—

- (i) any works or structure (other than a fence) for accommodating livestock or any plant or machinery arising from engineering operations; or
- (ii) any building erected or extended or altered by virtue of Class A, would exceed 1,000 square metres, calculated as described in paragraph D.1(2)(a) of

this Part;

Complies – the building will not exceed 1,000 square meters.

(f) the height of any part of any building, structure or works within 3 kilometres of the perimeter of an aerodrome would exceed 3 metres;

Complies – the site is not in the vicinity of an aerodrome.

(g) the height of any part of any building, structure or works not within 3 kilometres of the perimeter of an aerodrome would exceed 12 metres;

Complies - the height will be 4.95m to the ridge.

(h) any part of the development would be within 25 metres of a metalled part of a trunk road or classified road;

Complies – there is no trunk or classified road within 25 metres of the site.

 (i) it would consist of, or include, the erection or construction of, or the carrying out of any works to, a building, structure or an excavation used or to be used for the accommodation of livestock or for the storage of slurry or sewage sludge where the building, structure or excavation is, or would be, within 400 metres of the curtilage of a protected building;

Complies – the building will be used for storing farm equipment, hay and feed.

- (j) it would involve excavations or engineering operations on or over article 2(4) land which are connected with fish farming; or
- (k) any building for storing fuel for or waste from a biomass boiler or an anaerobic digestion system—



- (i) would be used for storing waste not produced by that boiler or system or for storing fuel not produced on land within the unit; or
- (ii) is or would be within 400 metres of the curtilage of a protected building.
- **Complies** the development does not involve fish farming in article 2(4) land or storage of fuel of any sort.

5 Design and external appearance

- 5.1 The barn will be of steel portal frame construction and will be clad in metal cladding.
- 5.2 Its height and location will ensure that it will be well concealed from view. The existing mature hedgerow along the southern and eastern boundaries will provide natural landscaping, minimising any visual impact.

6 Written description of building works

6.1 The works required to construct the building include installing a concrete slab, assembling the steel frame and fitting the cladding.

7 Conclusion

7.1 This statement has assessed the proposed new agricultural building against the criteria of Class A, Schedule 2, Part 6 of the Town and Country Planning (General Permitted Development) Order 2015 (As Amended) and has demonstrated compliance.