

PLANNING STATEMENT

Agricultural Prior Notification

The application has been submitted against the Town & Country Planning (General Permitted Development) Order 2015.

The relevant part of the GDPO is defined under Part 6 (Agricultural Buildings and Forestry) Class A.

The proposal accords with Part 6, Class A for the following reason: -

1. The holding is a unit of more than 5ha.
2. It is reasonably necessary for the purpose of agriculture within that unit.
3. Development is not being carried out on the separate parcel of land less than 1ha in area
4. It does not consist, include or erect/extend a dwelling
5. The building will be designed for purposes of agriculture only
6. The building does not involve the accommodation of livestock and does not exceed 1,000 m². No other building has been erected on the holding over the last two years to cumulatively exceed 1,000m². The building measures 337.5m².
7. The building is not within 3km to the perimeter of an aerodrome
8. The building is not within 25m of a metaled part of trunk road or classified road.
9. It does not consist, include or involve the erection or construction of a building/structure or excavation used for the accommodation of livestock and it is not within 400m of a curtilage of a protected building.

As demonstrated by the submission plans, the proposed building measures 337.5m², which is well below the 1,000m² (erected over a consecutive two-year period).

The building is not within 3km of an aerodrome. The building is sited over 25m away from the main road, clearly illustrated on the plans. The proposed buildings are located specifically to work in composite with the existing farmyard & track, enabling access to be facilitated easily.

The acreage of the farm totals 24 acres (9.71 ha) of which is all grassland. The barn is required for the purposes of storage to aid with the management of the farm. The buildings need to be large enough for hay and straw storage, as a result the building needs to be four bays long.

There are some other agricultural buildings at the property but they are all full and used for machinery storage and therefore there is a need for the agricultural building for hay and straw storage.

The proposed building (as illustrated on the plans) is necessary for hay and straw storage. The hay and straw storage will assist the holdings and its growing livestock flock. The holding currently has 50 sheep and 42 cattle and are looking to increase the number.

The building will be clad in Yorkshire boarding panels (above the precast concrete panels), with a roof sheet on a steel frame. The buildings will be clad on three sides, up to the eaves. The north elevation will be left open to aid with access.

There are functional, and operations needs to that the holding is sustainable. The requirements of the holding must be facilitated by this barn and so it is reasonably necessary for the purposes of agricultural in accordance with the GDPO.

