

**PLANNING**

Dover District Council
White Cliffs Business Park,
Dover, Kent CT16 3PJ.

Tel: 01304 821199

www.dover.gov.uk/planning

Email: developmentcontrol@dover.gov.uk

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

Agricultural land North of Station Road, Chillenden, the nearest postcode is CT3 1PP

Applicant Details

Name/Company

Title

Mr

First name

Andrew

Surname

Gibson

Company Name

RG Gibson & Son

Address

Address line 1

Yew Tree Farm

Address line 2

Chillenden

Address line 3

Town/City

Dover

County

Kent

Country

England

Postcode

CT3 1PS

Are you an agent acting on behalf of the applicant?

Yes

No

Contact Details

Primary number

**** REDACTED ****

Secondary number

Fax number

Email address

**** REDACTED ****

Agent Details

Name/Company

Title

Mr

First name

Paul

Surname

Kelk

Company Name

Burden Bros Construction

Address

Address line 1

Unit 1a

Address line 2

Church Farm Industrial Estate

Address line 3

Church Lane

Town/City

Sittingbourne

County

Kent

Country

United Kingdom

Postcode

ME9 7RD

Contact Details

Primary number

***** REDACTED *****

Secondary number

***** REDACTED *****

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

Construction of a new portal framed cattle building, specifically designed for the housing of beef cattle.

The current cattle building is located at Black Pond Farm, Woodensborough and the building has passed its serviceable design life. Furthermore, the current location is environmentally inappropriate due to it being located within a designated red zone on the Stour Catchment area, with Southern Water bore holes positioned within 400m of the existing building, both Southern Water and the Environment agency has raised their concerns.

All of the grass fed Angus beef produced by RG Gibson & Son is supplied to Gibson's Farm Shop, near Wingham. A local slaughterhouse just 2 miles away means that the system is low carbon, sustainable, low food miles and exactly what is being demanded by both UK Government and Consumers.

Gibson's Farm Shop champions the very highest quality Kent produce, they support in excess of 60 local businesses and employ 30 FTE staff, pumping over £3,000,000 straight back in the local community and local rural businesses.

By building a new Cattle building within the existing yard of their Chillenden Farm this will further boost sustainability, as all the grass feed and straw bedding is produced on the land surrounding the proposal and all manure will be utilised on the same land.

This proposal will support local agriculture and local businesses, help reduce food miles and protecting the environment.

The grant of this application would maintain and strengthen their rural business and will also contribute to towards sustainable rural services and agriculture in the district.

Please state the dimensions of the building

Length

30.48

metres

Height to eaves

7

metres

Breadth

22.29

metres

Height to ridge

9.7

metres

Please describe the walls and the roof materials and colours

Walls

Materials

Pre-cast concrete panels to a height of 2.00m.
Timber space boarding

External colour

Natural grey
Natural Timber

Roof

Materials

Cement Fibre Sheets
Roof Lights

External colour

Grey
Clear

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

If Yes, will the building be more than 400 metres from the nearest house excluding the farmhouse?

- 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)

56.3

Scale

Hectares

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

1 or more

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

100

Months

0

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

Yes

No

If yes, please explain why

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The grant of this application would maintain and strengthen their rural business and will also contribute to towards sustainable rural services and agriculture in the district.

Is the proposed development designed for the purposes of agriculture?

Yes

No

If yes, please explain why

Construction of a new portal framed cattle building, specifically designed for the housing of beef cattle.

The building has been designed to provide all year round weather protection to the beef cattle, with constant air cycles, to include for feeding and manure clearing techniques using modern sized agricultural equipment.

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?

9.7

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

Paul Kelk

Date

03/01/2024