



Somerset Planning – East Team
 Cannards Grave Road, Shepton Mallet, BA4 5BT
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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	<input type="text"/>
Suffix	<input type="text"/>
Property Name	<input type="text" value="Coombe Farm"/>
Address Line 1	<input type="text" value="Parbrook Lane"/>
Address Line 2	<input type="text" value="Parbrook"/>
Address Line 3	<input type="text" value="Somerset"/>
Town/city	<input type="text" value="Glastonbury"/>
Postcode	<input type="text" value="BA6 8PB"/>

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

Easting (x)	Northing (y)
<input type="text" value="356995"/>	<input type="text" value="136815"/>

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

***** 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

Steel frame portal building (similar in design to 2022 granted permission)

Please state the dimensions of the building

Length

12 metres

Height to eaves

3.6 metres

Breadth

14 metres

Height to ridge

5 metres

Please describe the walls and the roof materials and colours

Walls

Materials

Precast concrete panels on the lower with box profile cladding on the north east and west elevations and timber castle boarding on the south.
Grey roofing

External colour

Wooden brown
Juniper green
Charcoal / black
Grey concrete

Roof

Materials

Box profile

External colour

Grey

Has an agricultural building been constructed on this unit within the last two years?

- Yes
 No

If Yes, what is the overall ground area?

216	square metres
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What is the distance from the proposed new building?

12	metres
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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)

7.5

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

200

Months

0

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

- Yes
 No

If yes, please explain why

This application follows the recent refusal of 2023/2435/AGB. 2023/2435/AGB was refused as the application included the installation of a proposed biomass boiler. The application before you is for a general purpose agricultural building but does not include the installation of a biomass boiler therefore overcomes the single reason for refusing application 2023/2435/AGB. The need of the building arises from the continued expansion of the farm and growth of the business and with it the additional items of farm machinery that need safe secure storage and maintenance.

Is the proposed development designed for the purposes of agriculture?

- Yes
 No

If yes, please explain why

Design, siting and location of the building is standard of the agricultural industry and local area whilst also being similar to the existing adjacent granted shed (2022). Access and use of internal space is adequate for modern farming machinery, farming practices and a suitable place for work on farm under HSE legislation.

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?

5.0

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

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

Tom Allen

Date

20/01/2024