

**SUPPORTING STATEMENT
FOR AN APPLICATION FOR PRIOR APPROVAL
OF PROPOSED AGRICULTURAL BUILDING**

AT

**UPPER MEADOWLEY FARM, BRIDGNORTH,
SHROPSHIRE, WV16 6UQ**

For submission to: Shropshire Council

On behalf of: HA Bunning & Son
Upper Meadowley Farm
Bridgnorth
Shropshire
WV16 6UQ

Date prepared: February 2024

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1.0 PURPOSE OF THE REPORT

- 1.1 This Planning Statement has been prepared to support an application for the prior notification of agricultural development under the Town and Country Planning General Permitted Development Order 2015, Schedule 2, Part 6, as amended by the Town and Country Planning (General Permitted Development) Order 2018 for the proposed erection of an agricultural building at Upper Meadowley Farm
- 1.2 The Order allows for;
- the carrying out on agricultural land comprised in an agricultural unit of 5 hectares or more in area of;
- 1) Works for the erection, extension or alteration of a building; or
 - 2) Any excavation of engineering operations
- which are reasonably necessary for the purposes of agriculture within that unit.
- 1.3 This application is therefore made to Shropshire Council for a determination as to whether the Prior Approval of the Local Planning Authority is necessary for the proposed erection of an agricultural building at Upper Meadowley Farm.
- 1.4 This planning statement will describe the proposal and the agricultural justification as well as demonstrating how it conforms to the relevant provisions of the Order.

2.0 DESCRIPTION OF PROPOSAL

2.1 Siting & Location

- 2.1.1 Upper Meadowley Farm is situated approximately 1.5 miles from the A548 road and the settlement of Morville, and approximately 3.5 miles west of the town of Bridgnorth.
- 2.1.2 The proposed building is to be located to the north of the existing farm yard. The site is therefore in close proximity to other buildings on the site and easily accessible for its function of being a feed, fodder and machinery store.
- 2.1.3 The construction of the building will be a steel portal frame, under corrugated fibre/cement roof sheets, with slate grey box profile steel sheeting cladding and concrete panels.

2.2 The Proposal

- 2.2.1 The proposed development consists of a 30.480m x 9.144m agricultural building to be utilised as agricultural feed, fodder and machinery store.
- 2.2.2 The other buildings in the surrounding yard area are utilised for predominantly housing livestock. Following an increase to livestock numbers the proposed new building will improve the productivity and sustainability of the farming business. This will be as a result of there being purpose built storage space for feed, fodder and machinery, improving their quality and longevity as they are stored in a weatherproof space.
- 2.2.3 The footprint of the building will measure 30.480m x 9.144m with an eaves height of 4.572m and a ridge height of 5.797m. The building will have corrugated fibre cement roof sheets to blend in with the existing materials used on the farm, and box profile slate grey steel sheet cladding to two elevations, box profile slate grey steel sheet cladding above concrete panels to a height of 1m to the third elevation, and full height doors to the fourth elevation. The attached elevation drawings and floor plan provide further detail in relation to the design of the agricultural building.
- 2.2.4 The building will have vehicular access off the existing farmyard to the south elevation.

2.3 Agricultural Justification

- 2.3.1 The applicant farms circa. 100 acres of owned agricultural land along with additional land rented or on grazing agreements. The farm is mixed, with livestock and arable, including up to around 300 cattle, 1700 sheep and 52 acres of combinable crops. The business also provides contracting services in the way of shearing and sheep showering. The farm has the equivalent of 2.5 full time workers, plus additional seasonal workers.

2.3.2 In the last few years, the farming business have expanded the number of cattle and sheep on the holding, buying in calves and selling them as stores and fattening store lambs. This has furthered the requirement for housing livestock in buildings and consequently reduced the space available for storing fodder, feed and agricultural machinery and equipment in secure and weatherproof spaces. Additionally, the increase in livestock numbers has led to a greater amount of feed needing to be stored on site at once. Leaving feed and equipment outdoors can have detrimental effects on its quality and thus the profitability of the farming business.

2.3.3 Feed stored correctly to maintain its quality will also have health benefits to the livestock, ensuring high animal welfare standards.

2.3.4 The proposal therefore looks to improve on farm efficiency, maintain high animal welfare standards, and ensure the long term the sustainability of the farming business.

2.4 **Access**

2.4.1 Access to the building will be gained from the existing farm yard, which is reached via the farm track off the unnamed road between Morville and Upton Cressett.

2.4.2 The access is considered suitable in that it is already used by agricultural vehicles and the proposal will not create any additional traffic.

3.0 ASSESSMENT AGAINST THE PROVISIONS OF THE ORDER

3.1 Criteria under Class A of Part 6

An assessment of the proposed development is provided below against the relevant provisions and criteria under Class A of Part 6 of Schedule 2 of the Order.

The development;

- 1) **will not** be carried out on a separate area of land forming part of the unit which is less than 1 hectare in area.
- 2) **does not** consist of the erection or extension of an agricultural building on an established agricultural unit where there has been development under Class Q or S of part 3 (change of use) of this Schedule within a period of 10 years.
- 3) **does not** consist of the erection, extension or alteration of a dwelling.
- 4) **does not** involve the provision of a building, structure or works not designed for agricultural purposes.
- 5) **does not** cover a ground area exceeding 1000m².
- 6) **is not** within 3km of the perimeter of an aerodrome.
- 7) **does not** exceed 12m in height.
- 8) **is not** within 25m of a metalled part of a trunk road or classified road.
- 9) **does not** consist of the erection or construction of a building used for the accommodation of livestock or for the storage of slurry or sewage sludge.
- 10) **does not** involve excavation or engineering operations on or over Article 2(4) Land which are connected with fish farming.
- 11) **does not** consist of a building to be used for the storage of fuel for the waste from a biomass boiler or an anaerobic digestion system.

The proposed development is therefore considered to be “Permitted Development”.