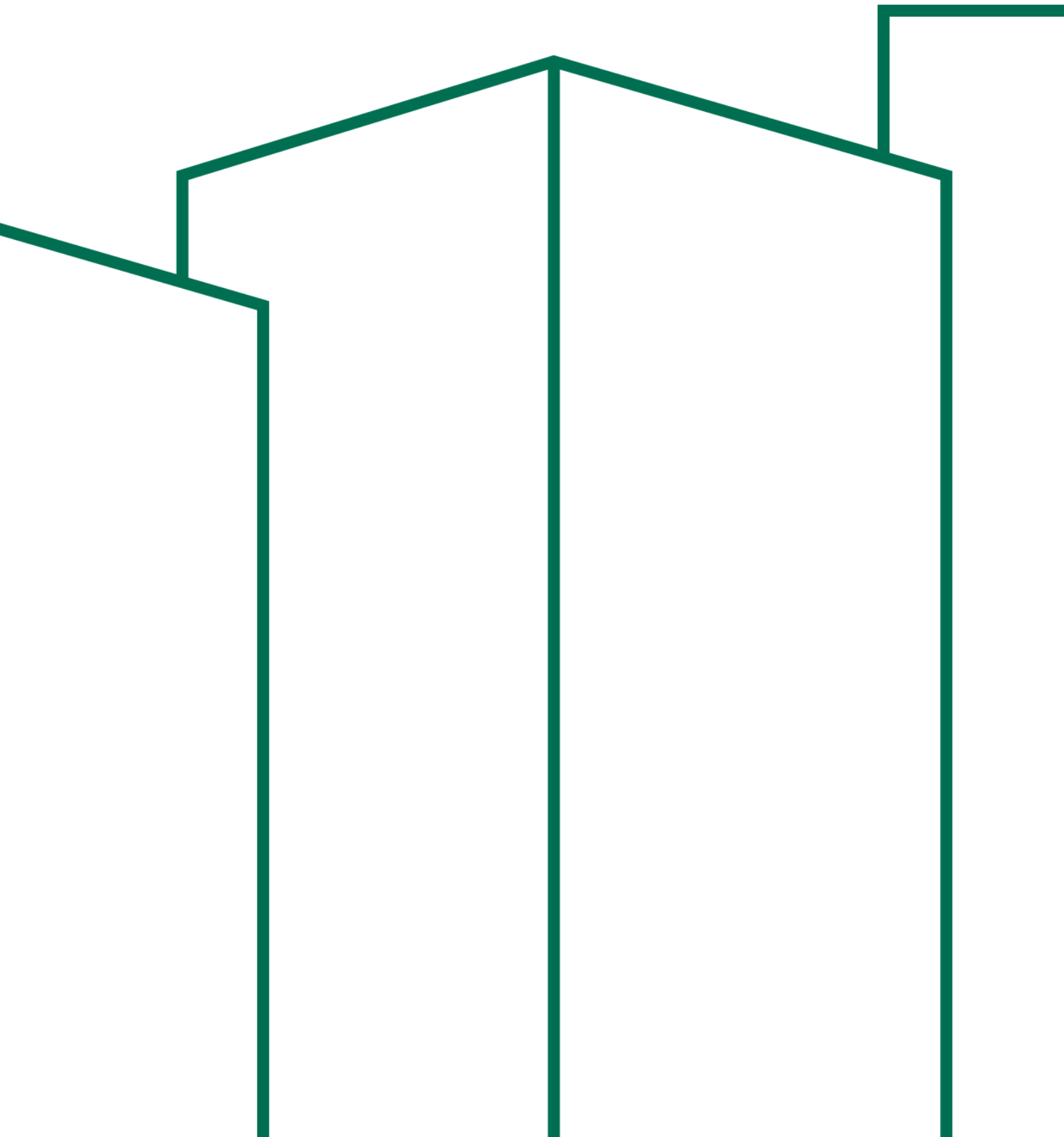




PLANNING STATEMENT

J F & B M Gray
Elford Quarry, Fisherwick Road
Elford, Staffordshire
WS13 8PT



1.0 INTRODUCTION

- 1.1 This Planning Statement has been prepared to accompany an application for an agricultural prior determination that has been submitted to Lichfield District Council. The application has been made to determine whether or not prior approval of the Planning Authority is required for the erection of an agricultural stock building on land at Elford Quarry Fisherwick Road, Elford.

The Applicant

- 1.2 The applicant has farmed at Sheepwash Farm since 1957. The farm is predominantly an arable farm but has in recent years re-established a livestock enterprise which consists of 380 – 400 finishing cattle. The cattle need to be reared, fed, housed, transported and kept to high welfare standards in accordance with strict protocols specific to supermarket requirements.

The Application Site and its Surroundings

- 1.3 The applicant currently farms in excess of 700 hectares of land, of which the majority is owner occupied. In excess of 160 hectares is extensive grassland utilised for a combination of summer grazing and conservation for silage for winter feeding.
- 1.4 The farmstead is situated at Fisherwick and provides all the buildings for crop storage and approximately 80% of the housing requirement for the existing cattle. However, this does not include the livestock housing necessary to house extra cattle required to stock and utilise the Elford Quarry land.

- 1.5 The land at Elford Quarry is predominantly a reclaimed quarry site, extending to some 29 hectares, of which 20 hectares is extensive grassland. In addition to the reclaimed quarry, there is extensively grazed grassland extending to some 19 hectares which adjoins the Elford Quarry land.
- 1.6 The proposed building is proposed to be constructed some 400 metres to the north west of Stuby Lea Farm. The site is accessed from Fisherwick Road by means of an existing vehicular access.
- 1.7 In April 2019, it was confirmed that prior approval is not required for the erection of an agricultural stock building relating to the same farming enterprise (reference 19/00388/ABN). The building granted consent under application 19/00388/ABN has not been erected, and as such the application seeks to replace the previously approved building, located in a more convenient location to serve the same farming enterprise.

The Application Proposal

- 1.8 The application building will be used to provide livestock housing and fodder storage that will be used for purposes of agriculture. The building is to be constructed with a steel frame and open walls on all elevations (drawing no. GR102116). The building will have a pitched roof constructed in corrugated fibre cement sheeting coloured grey. The building will measure some 36.6 metres by 24.4 metres, having a floor area of some 893 square metres. The building will have an eaves height of some 7 metres and a maximum height to the ridge measuring some 10 metres.

2.0 PLANNING CONSIDERATIONS

2.1 The prior approval procedure for Class A permitted development is set out in paragraph A2(2) to Part 6, Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended). The question of prior approval under paragraph A2(2) can only arise in respect of “**permitted development**” within Class A (ie, development falling within the terms of Class A and not excluded by paragraph A1). Such development is permitted subject to the conditions in paragraph A2, including the condition relating to prior approval, but those conditions do not affect the principle of development.

2.2 The proposed building, the subject of this application, comprises development that can be undertaken as permitted development under Class A, Part 6, Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended), having regard to the following:

1. The application relates to an existing agricultural enterprise which is in use in agriculture.
2. The parcel of land on which the building is to be located is not less than 1 hectare in area.
3. The agricultural unit to which the building will relate exceeds 5 hectares.
4. Insofar as the building will be used for the storage of agricultural stock, it will be used for agriculture as defined by Section 336(1) of the 1990 Act.
5. The building will be used for the purposes of an established agricultural trade or business and will not be used purely for recreational purposes.
6. The ground floor area of the building does not exceed 1000 square metres.

7. No part of the proposed building will be within 25 metres of a classified road.
 8. The proposed development is to be used for the accommodation of livestock and fodder storage but is not located within 400 metres of a protected building. The nearest dwellings are Stubby Lea Cottages which are in excess of 400 metres away (see drawing no. 6525/99).
 9. The application site does not comprise a Listed Building, a Scheduled Ancient Monument, a Site of Special Scientific Interest or a Local Nature Reserve.
- 2.3 It has been established that if the GPDO requirements are met by an application, then the principle of whether the development should be permitted is not for consideration in the prior approval procedure. Details submitted for prior approvals should be regarded in much the same light as applications for approval of reserved matters following the grant of outline permission. Thus, any assessment of siting, design or external appearance in the prior approval procedure has to be made in the context where the principle of development is not itself at issue.
- 2.4 The proposed agricultural stock building, in terms of its design and appearance, is typical of modern agricultural buildings of which there are many to the south of the application site. The proposed building is evidently of a form that has been designed to serve the agricultural requirement. The building will be of a satisfactory appearance and would fit into its rural setting. The proposed building, by virtue of its design, siting and proposed materials of construction, is

considered to be entirely acceptable to serve the required agricultural need for the building.

Conclusion

2.5 The proposed agricultural stock building is required to provide additional livestock housing and fodder storage capacity at the reclaimed Elford Quarry for part of the existing agricultural operations of the applicant. The building is essential to the operation of the established agricultural enterprise and is thus genuinely required to serve an existing agricultural enterprise. The proposed development is compliant with Class A, Part 6, Schedule 2 of the Town and Country (General Permitted Development) Order 2015 (as amended). In these circumstances the Planning Authority is requested to issue a determination that the Planning Authority's prior consent is not required for the erection of the proposed building.

WV/CMF/6525

21 March 2024



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J F & B M Gray
Elford Quarry, Fisherwick Road
Elford, Staffordshire
WS13 8PT

Our Reference: WV/CMF/6525
Date: 21 March 2024

CT Planning Limited

Three Spires House, Station Road,
Lichfield, Staffordshire WS13 6HX
Tel: 01543 418779
Email: apps@ctplanning.co.uk

