

Planning and Building Control
Gedling Borough Council
Civic Centre
Arnot Hill Park
Arnold
Nottingham
NG5 6LU

February 2024

Dear Sir / Madam

Silverland Farm, 131 Main Road, Ravenshead, Nottingham, NG15 9GS

Agricultural prior notification: Proposed new agricultural barn

I am pleased to enclose an agricultural prior notification on behalf of Mr Voce for a proposed new agricultural barn on Silverland Farm at 131 Main Road, Ravenshead.

This application is submitted with existing and proposed Location Plans and Proposed Block Plan. The correct Application Fee has also been paid.

Context

Silverland Farm is operated by the Voce Family principally as a cattle farm but comprises a significant agricultural landholding in Ravenshead.

The site comprises a substantial yard area containing numerous large agricultural buildings some which are used for cattle and others for the storage of farm machinery and vehicles, trailers and hay bales.

The last agricultural prior notification submitted at Silverland Farm was for a new straw & feed shed, under Application No 2021/1047, dated 1st October 2021. Prior Approval was not required and the building was erected.

The Proposal

The proposal seeks the erection of a proposed new agricultural barn for the purposes of storing agricultural machinery. The proposed building would NOT be used for any livestock.

This would be a steel portal framed building for agricultural purposes only. It would be sited adjacent to and within an existing group of agricultural buildings within the establish farmyard at Silverland Farm, to the north of Main Road, Ravenshead.

Relevant Legislation

Agricultural notifications are submitted for the local planning authority to determine if prior details of design and materials are required. This notification is assessed under the Town and Country Planning (General Permitted Development) (As Amended) Order 2015 Class A Schedule 2 of Part 6.

In this particular case, it is considered that the proposed building by virtue of its development on a parcel of land of more than 1 hectare within this substantial agricultural unit meets the requirement of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) Schedule 2 Part 6 Class A for the following reasons;

The site forms part of an established agricultural unit which has not benefitted from a change of use under permitted development (Class Q or S of Part 3) or planning permission;

The site is situated more than 25m from a trunk/classified road;

The building proposed is solely for agricultural use;

The building would have a floor area of approximately 298m² (1000m² being the maximum permitted) and a maximum height of less than 12m;

The proposed building is not to be used for the storage of livestock, slurry or sewage sludge; The building will not be used for the storing of fuel or waste in connection with a biomass boiler or anaerobic digestion system.

Conclusion

On the above basis, I consider the submitted proposal complies with the regulations as set out in the GPDO and therefore kindly request that the proposal is considered permitted development and for the Council to please confirm formally at the earliest convenience that no prior approval is required in this instance.

For the reasons set out above, I trust the Council can support the enclosed application and look forward to hearing from you in due course.

Given that this is only an agricultural prior notification (and NOT a planning application), I trust the basic information submitted is suitable for the purposes of 'validation'. Location Plans and Block Plans are enclosed.

If you have any questions, please do not hesitate to contact me.

Yours faithfully

A solid black rectangular box used to redact the signature of George Machin.

George Machin MTCP MRTPI
Partner

GRACE | MACHIN

PLANNING & PROPERTY

