

RECOMMENDATION SHEET

Delegated Decision

Application No: 2024/0177
Location: Silverland Farm, 131 Main Road, Ravenshead
Proposal: Proposed new agricultural barn

Site Description

The application site relates to a farm off Main Road in Ravenshead. To the north, east and west of the site is agricultural land and to the south is the public highway, with residential development opposite the site.

Relevant Planning History

- 87/1179 - Demolish and rebuild existing farm house – Conditional permission (07.10.1987)
- 89/0724 - Part demolition with extension to existing farmhouse – Unconditional permission (19.05.1989)
- 97/0452 - Erect two storey rear extension – Refusal (26.06.1997)
- 97/0967 - Erect two storey rear extension – Conditional permission (15.08.1997)
- 97/1210 - Erect Agricultural Store – GDO Approval (25.09.1997)
- 2002/1523 - Erect Stable block for livery purposes – Conditional permission (26.11.2002)
- 2008/1018 - Erection of a white UPVC Lean To conservatory – Unconditional permission (19.01.2009)
- 2011/0192 - Erect cattle shed/barn – GDO Requires Planning (18.03.2011)
- 2011/0401 - Diversification of a farming business to include the production of renewable solid fuel by the processing of wood. The installation of a wood chip dryer for the production of wood fuel including ancillary equipment for wood fuel production in an existing barn. The storage of wood fuel in an existing barn – Conditional permission (21.07.2011)
- 2011/0913 - Erection of new agricultural barn for the holding of cattle, storage of hay/straw and storage of agricultural machinery – Conditional permission (14.10.2011)
- 2015/0065PN - Steel frame agricultural building enclosed on 3 sides, inner walls to be concrete panels, exterior walls and roof to be box profile tin sheet cladded – Approval not required (05.03.2015)
- 2016/0900 - Proposed New Farmshop Building – Conditional permission (21.11.2016)
- 2017/0721 - Proposed Barn Conversion and associated works (including demolition of Cow Shed) to form Ancillary Accommodation for a Farm Worker – Conditional permission (16.01.2018)

- 2020/0115 - Proposed outbuilding to be used as farm shop production room and retention of single storey outbuilding to the rear of the farm shop – Conditional permission (16.09.2020)
- 2020/0210 - Change of use from farm shop (A1) to a mixed use - farm shop and tea room (A1 and A3) – Conditional permission (30.04.2020)
- 2021/1047 - New straw & feed shed – GDO Approval (01.10.2021)
- 2022/0181 - Proposed rear projection extension to existing Farmshop (following removal of existing rear timber store shed); and permission also being sought for extension to NW boundary curtilage (retrospective) and the retention of 3 no. cold stores (retrospective) – Refusal (03.05.2022)
- 2022/1267 - Change of use and conversion from agricultural storage barn to additional tearoom seating area, preparation and storage areas – Conditional permission (25.08.2023)

Proposed Development

The proposal is for an steel, portal framed agricultural building with a floor area of 298 square metres, the walls would be box profile sheeting in grey and cement fibre sheeting to the roof. The building would have an eaves height of 6 m and a ridge height of 7 m.

The building would be used to store agricultural equipment and would not be used for the storage of livestock, slurry or fuel or waste in connection with a biomass boiler or an anaerobic digestion system.

Consultations

No wider public consultation has been undertaken on the application given that it is time limited and not an application for planning permission, rather the prior approval of the authority in respect of the agricultural building.

Planning Considerations

New agricultural buildings are permitted development under Class A, Part 6 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). The application is submitted to the Borough Council so as to determine whether the prior approval of the authority will be required as to the siting, design and external appearance of the building.

The application is for an agricultural building that would have a floor area of approximately 298sqm that would be used to store agricultural equipment. Based on the information submitted, the proposed development would comply with all of the criteria listed under Class A of Part 6 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

Siting

The proposed agricultural building would be sited to the rear, or north of and in close proximity to, the existing agricultural buildings at the site and would be approximately 70 metres from the public highway. The building would utilise the existing site access. Whilst the wider site is open in nature, it is considered that the proposed development has been sited close to other structures at the site to minimise its impact on the open countryside and is the siting is therefore considered to be acceptable.

Design

The proposed building would be designed as a typical portal framed agricultural building with pitched roof constructed in profile sheeting in green for the walls. Given the design together with the siting of the building it is considered the design of the building would be acceptable in this instance.

External appearance

The building would have dual pitched roof and would measure 6.0m at eaves and 7.0m at ridge height, the walls would be profile sheeting in green. I am satisfied that the appearance of the building is typical of the type of building that would be seen in this countryside location, it is therefore considered the external appearance of the proposed agricultural building is acceptable.

No other issues can be considered as part of this process and the notice as submitted is therefore accepted. An application seeking Prior Approval is not required.

Recommendation: PRIOR APPROVAL is NOT REQUIRED.

Conditions

- 1 The development must be carried out in accordance with the details as set out within the submitted application form, covering letter, block plan and site location plan, all received by the Local Planning Authority on 13th March 2024.
- 2 The development must be carried out within a period of 5 years from 13th March 2024, the date on which the Borough Council were given the information referred to in paragraph A.2 (2) (vi) (aa) of class A, Part 6, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015.

Date Recommended: 2nd April 2024

Authorised by

Service Manager Development Services/Principal Planning Officer

N. Byron

Date

08/04/24
