

# Montagu Town Planning Limited

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## EXPLANATORY STATEMENT

LAND AT NORTH TREKEIVE FARM,  
COMMON MOOR, LISKEARD

APPLICATION FOR PRIOR NOTIFICATION  
FOR THE ERECTION OF AN EXTENSION TO THE EXISTING  
GENERAL PURPOSE AGRICULTURAL BARN

CLIENTS: MR D HOSKIN

APRIL 2024

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## **1. Introduction**

- 1.1 This Statement has been prepared by Montagu Town Planning Ltd, in conjunction with Inhaus Designs, on behalf of Mr D Hoskin who owns the site.
- 1.2 This statement is submitted in support of a Prior Notification Application (PNA) for the proposed erection of an extension to an existing general purpose agricultural barn.
- 1.3 The Applicant owns the application site and surrounding agricultural land, which is in use for agricultural purposes for a trade or business and measures in excess of 148 acres (60 hectares) in extent. The proposed buildings will be used to store agricultural machinery, which is used to work and maintain the agricultural land and to store hay which will be cropped from the agricultural holding.

## **2. Application Proposal**

- 2.1 The development is for the proposed erection of an extension to an existing general purpose agricultural barn.
- 2.2 The following plans and documents are submitted as part of the application:
  - Drawing No.001 - The Site Location Plan (scale 1:1250);
  - Drawing No.002 - The Existing and Proposed Block Plan (scale 1:500), the Existing and Proposed Floor Plans (scale 1:100) and the Existing and Proposed Roof Plans (scale 1:200);
  - Drawing No.003 - The Existing Elevations (scale 1:100);
  - Drawing No.004 - The Proposed Elevations (scale 1:100);
  - A Perspective Image (NTS); and
  - The Explanatory Statement.

### **3. General Permitted Development Order 2015**

- 3.1 The Town and Country Planning (General Permitted Development) (England) Order 2015 states, in respect of Schedule 2, Part 6, Class A – Agricultural and Forestry development on units of 5 hectares or more:

#### **Permitted development**

##### ***A. The carrying out on agricultural land comprised in an agricultural unit of 5 hectares or more in area of -***

- (a) works for the erection, extension or alteration of a building; or***
- (b) any excavation or engineering operations,***

***which are reasonably necessary for the purposes of agriculture within that unit.***

#### **Development not permitted**

##### **A.1** Development is not permitted by Class A if —

- (a) the development would be carried out on a separate parcel of land forming part of the unit which is less than 1 hectare in area;
- (b) it would consist of the erection or extension of any agricultural building on an established agricultural unit (as defined in paragraph X of Part 3 of this Schedule) where development under Class Q or S of Part 3 (changes of use) of this Schedule has been carried out within a period of 10 years ending with the date on which development under Class A(a) begins;
- (c) it would consist of, or include, the erection, extension or alteration of a dwelling;
- (d) it would involve the provision of a building, structure or works not designed for agricultural purposes;

- (e) the ground area which would be covered by —
  - (i) any works or structure (other than a fence) for accommodating livestock or any plant or machinery arising from engineering operations; or
  - (ii) any building erected or extended or altered by virtue of Class A, would exceed 1000 square metres, calculated as described in paragraph D.1(2)(a) of this Part;
  
- (f) the height of any part of any building, structure or works within 3 kilometres of the perimeter of an aerodrome would exceed 3 metres;
  
- (g) the height of any part of any building, structure or works not within 3 kilometres of the perimeter of an aerodrome would exceed 12 metres;
  
- (h) any part of the development would be within 25 metres of a metalled part of a trunk road or classified road;
  
- (i) it would consist of, or include, the erection or construction of, or the carrying out of any works to, a building, structure or an excavation used or to be used for the accommodation of livestock or for the storage of slurry or sewage sludge where the building, structure or excavation is, or would be, within 400 metres of the curtilage of a protected building;
  
- (j) it would involve excavations or engineering operations on or over article 2(4) land which are connected with fish farming; or
  
- (k) any building for storing fuel for or waste from a biomass boiler or an anaerobic digestion system —
  - (i) would be used for storing waste not produced by that boiler or system or for storing fuel not produced on land within the unit; or
  - (ii) is or would be within 400 metres of the curtilage of a protected building.

## 4. Compliance with Class A

4.1 In accordance with the requirements of Part 6, Class A, listed above:

- (a) The buildings are not on a separate parcel of land measuring less than 1 hectare in area. The land measures some 60 hectares in extent;
- (b) The development does not involve the erection of an extension of agricultural buildings on an established unit where development under Class Q or S of Part 3 has been carried out within 10 years of the date on which development under Class A9a) begins;
- (c) The development does not involve works to a dwelling;
- (d) The extension to the building will be used and is designed for agricultural purposes and these extensions will be used as lambing shed and a dung store respectively;
- (e) The extensions will be used as a lambing shed, which accords with the definition of “*require temporary accommodation*” (paragraph D.1(3) Class A, Part 6) and a dung store. The extension including the existing building will not exceed 1000. The submitted plans confirm that the total floor area of the building’s measures 732 square metres in extent;
- (f) The site is not within 3 kilometres of an aerodrome;
- (g) The building does not exceed 12 metres in height. The submitted details and typical elevations confirm that the height of the building will measure 4.3m to eaves and 5.5m to the ridge;
- (h) The building is not within 25 metres of a trunk, or classified road;
- (i) The building will not accommodate livestock. One of the extensions will be a lambing shed, which accords with the definition of “*require temporary accommodation*” (paragraph D.1(3) Class A, Part 6);
- (j) The building is not on Article 2(4) land;
- (k) The building is not associated with the storage of fuel or waste from a biomass boiler or an anaerobic digestion system.

- 4.2 Mention has been made of the fact that the building will be used as a lambing shed and a dung store. The development is therefore considered to be reasonably necessary for agricultural purposes.
- 4.3 The proposal duly constitutes permitted development as defined in Schedule 2, Part 6, Class A of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) as it meets the relevant criteria of Class A. Therefore, for the reasons set out above, prior approval for this proposal should not be required.