



REF:
(INTERNAL ONLY)

Planning department

Hart District Council, Civic offices, Harlington Way, Fleet, GU51 4AE

PLEASE ENSURE THAT YOU HAVE READ
THE VALIDATION CHECKLIST ON:
www.hart.gov.uk/planning-applications

Email: planningadmin@hart.gov.uk
Website: www.hart.gov.uk
Telephone: 01252 774419

Application to determine if prior approval is required for a proposed: Erection, Extension or Alteration of a Building for Agricultural or Forestry use

The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 6

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x)

Northing (y)

Description

Applicant Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Are you an agent acting on behalf of the applicant?

Yes

No

Contact Details

Primary number

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

RG27 8BF

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

The Proposed Building

Please indicate which of the following are involved in your proposal

- A new building
 An extension
 An alteration

Please describe the type of building

Freestanding prefabricated shed of insulated metal / plastic panels and thermo plastic roof, for use as a replacement potting shed.

Please state the dimensions of the building

Length

15

metres

Height to eaves

4.2

metres

Breadth

12

metres

Height to ridge

5.5

metres

Please describe the walls and the roof materials and colours

Walls

Materials

insulated panels within metal frame

External colour

grey / aluminium (silver) frame

Roof

Materials

External colour

thermo plastic roof

cream

Has an agricultural building been constructed on this unit within the last two years?

- Yes
 No

If Yes, what is the overall ground area?

109 square metres

What is the distance from the proposed new building?

12 metres

Would the proposed building be used to house livestock, slurry or sewage sludge?

- Yes
 No

Would the ground area covered by the proposed agricultural building exceed 1000 square metres?

- Yes
 No

Please note: If the ground area covered exceeds 1000 square metres it will not qualify as Permitted Development and an application for Planning Permission will be required.

Has any building, works, pond, plant/machinery, or fishtank been erected within 90 metres of the proposed development within the last two years?

- Yes
 No

The Site

What is the total area of the entire agricultural unit? (1 hectare = 10,000 square metres)

5.8

Scale

Hectares

What is the area of the parcel of land where the development is to be located?

Less than 0.4

Hectares

How long has the land on which the proposed development would be located been in use for agriculture for the purposes of a trade or business?

Years

12

Months

5

Is the proposed development reasonably necessary for the purposes of agriculture?

- Yes
 No

If yes, please explain why

Please see attached statement in support.

Summary;

A potting shed is an essential at any commercial plant nursery. The nursery's current 50 plus year old potting shed is converted from a Farm Barn.

It was not purpose designed, has an old corrugated iron roof, asbestos side panels, rudimentary windows and a very rudimentary door.

The whole building is no longer fit for purpose both in terms of use in a modern nursery and more particularly for staff to work in.

Operators cannot bring compost into the building safely with the fork-lift so there is a lot of manual handling involved.

During the winter no amount of heating keeps the building warm as it has no insulation.

The roof leaks and it is very draughty.

The new building has a high opening door and so it allows for forklift access.

It is also well insulated, warm and dry.

Is the proposed development designed for the purposes of agriculture?

Yes

No

If yes, please explain why

The building's requirements are to provide a clear internal space and headheight, with sufficient access to allow for the accommodation of compost, potting benches and tables, forklift access and manoeuvring which is achievable via a roller shutter door to enable the building to be kept warm and dry.

The proposed building meets all of these requirements.

See also statement in support.

Does the proposed development involve any alteration to a dwelling?

Yes

No

Is the proposed development more than 25 metres from a metalled part of a trunk or classified road?

Yes

No

What is the height of the proposed development?

5.5

Metres

Is the proposed development within 3 kilometres of an aerodrome?

Yes

No

Would the proposed development affect an ancient monument, archaeological site or listed building or would it be within a Site of Special Scientific Interest or a local nature reserve?

Yes

No

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

Yes

No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

The agent

The applicant

Other person

Declaration

I/We hereby apply for Prior Approval: Building for agricultural/forestry use as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

I / We agree to the outlined declaration

Signed

Rob McLennan

Date

07/05/2024