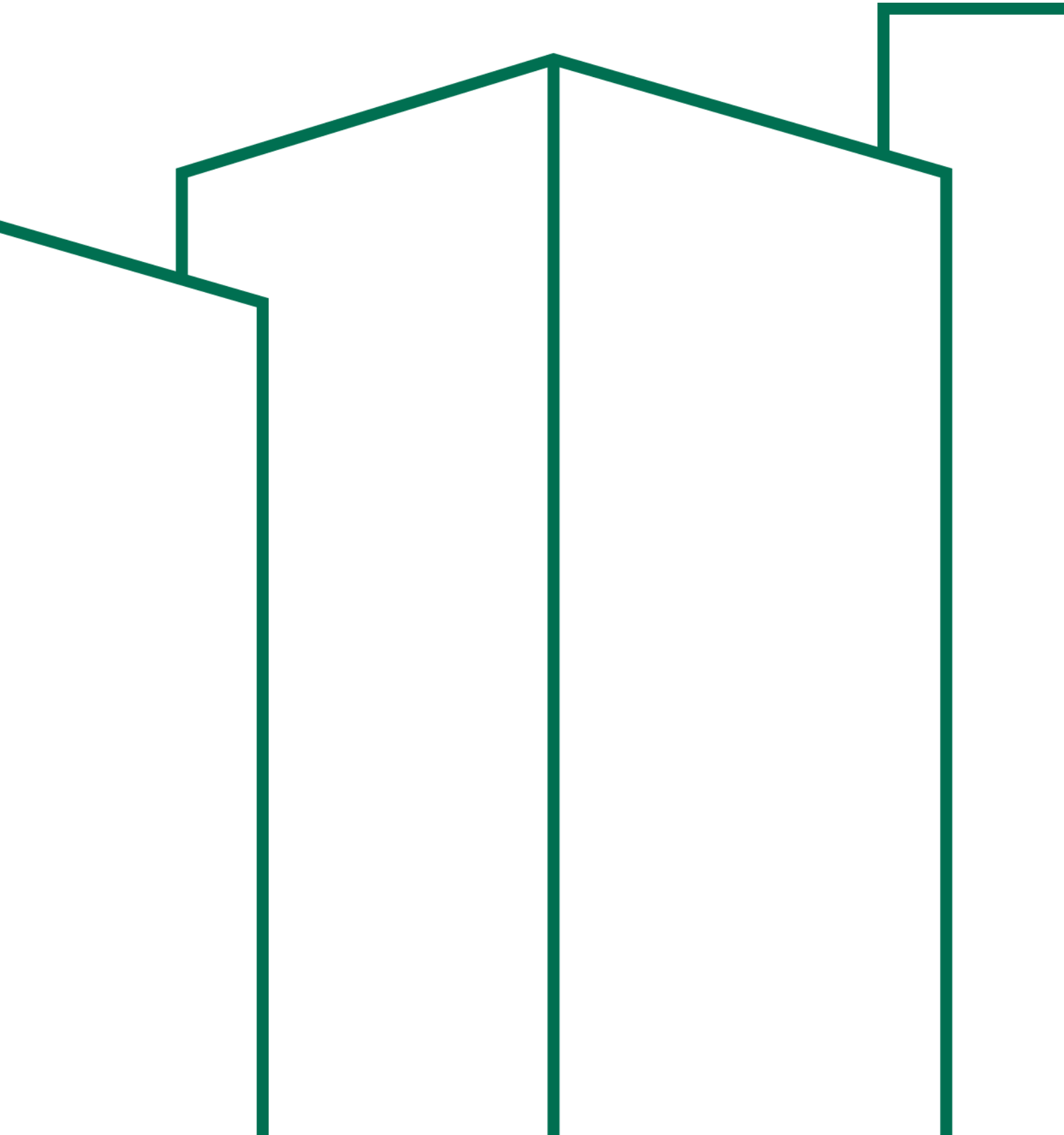




PLANNING STATEMENT

WJ and AJW Ryman
Manor Farm
Wall
Lichfield
Staffordshire
WS14 0AH

Erection of a General Purpose Agricultural Building



1.0 INTRODUCTION

1.1 This Planning Statement has been prepared to accompany an application for an agricultural prior determination submitted to Lichfield District Council. The application has been made to determine whether or not the prior approval of the Planning Authority is required for the erection of a general purpose agricultural building on land at Manor Farm, Wall, Lichfield, Staffordshire, WS14 0AH.

The Application Site and its Surroundings

- 1.2 The Farm comprises some 486 hectares.
- 1.3 Manor Farm is a well established steading located within Wall. The farm sits at the crossroads of Watling Street, Wall Lane and Ashcroft Lane.
- 1.4 The proposed building will be sited in the field east of Wall Lane, some 43 metres north east of Manor Cottages' residential curtilage (as shown on drawing no. 6574.01 Site Layout 1250).
- 1.5 The predominant use of the land is for arable farming, with the main crops grown being wheat, rape and beans.

The Application Proposal

1.6 The application building is intended for general agricultural purposes. The building will be constructed in composite panel sheeting in brown. The building will measure some 24.3 metres by 41 metres, having a floor area of

some 998 square metres. The building will have a maximum height of some 10.3 metres (as shown on submitted drawing Mr S Ryman KJ REV C A1).

- 1.7 The proposed agricultural building will be used as a general purpose agricultural building.

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 agricultural use.
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 as a general purpose agricultural building, 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 1,500 square metres.
 7. No part of the proposed building will be within 25 metres of a classified road.
 8. The proposed development is not to be used for the accommodation of livestock or the storage of slurry or sewerage sludge.
 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 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 general purpose agricultural building is required to facilitate the running of the farm as part of the existing agricultural operations of the applicant. The proposed development is compliant with Class A, Part 6, Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended). In these circumstances the Planning Authority is invited to issue a determination that the Planning Authority's prior consent is not required for the erection of the general-purpose agricultural building.

WV/CMF/6574

13 May 2024



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Wall, Lichfield
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Our Reference: WV/CMF/6574

Date: 13 May 2024

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