DELEGATED REPORT

Recommendation Made: 9 June 2009

Reference:- 09/00375/GDO **Parish:- Shackerstone Parish Council**

Applicant:- **Mr Ian Brown**
Odstone Barn Farm
Ibstock Road
Odstone
Nuneaton

Location:- Odstone Barn Farm Ibstock Road Odstone Nuneaton Leicestershire

Proposal:- ERECTION OF GENERAL PURPOSE AGRICULTURAL BUILDING

Introduction:-

This is an application for an agricultural building on a working farm. The building proposed is 30 metres long x 12 metres wide, 4 metres to the eaves with 6 metres overall height to ridge. It is proposed that the walls will be green box profile steel with grey cement fibre roof.

History;

05/00597/FUL Agricultural building Approved

00/00239/GDO 3 Grain bins Approved

95/00331/FUL Agricultural building Approved

Consultations:-

Not applicable.

Development Plan Policies:-

Policy NE5 stipulates that the countryside will be protected for its own sake.

Policy BE1 Siting and Design

SPG on New Agricultural Buildings

Appraisal:-

Based on the information contained on the application forms and plans submitted, an application for prior determination is valid. The proposed building will be used for general storage.

The building is related to the others on the holding and will be largely screened from the adjacent lane by the existing silos and mature hedge along the road frontage.

The design and materials proposed are common of this type of building, and is acceptable within the countryside.

The building is to serve the existing holding and is served from the existing access point, accordingly the building is not likely to give rise to further highway movements, and there is no highway safety concern.

Reasons :-

1 The Borough Council do not object to this application.

Notes to Applicant:-

1 Bats, nesting birds, great crested newts and certain other species are protected by law. If any such species are discovered before or during the works the works must be suspended and the local office of Natural England contacted for advice.

2 This permission does not grant approval under the Building Act 1984 and the Building Regulations 2000 (as amended) for which a separate application may be required. You are advised to contact the Building Control Section.

3. As from 6th April 2008 this Authority are charging for the discharge of conditions in accordance with revised fee regulations which came into force on that date. Application forms to discharge conditions and further information can be found on the planning portal web site www.planningportal.gov.uk.

4. All works within the limits of the Highway with regard to the access shall be carried out to the satisfaction of the Southern Area Manager (0116 3052202).

Contact Officer:- Louise Forman Ext 5682