DELEGATED REPORT

Recommendation Made: 4 April 2008

Reference:- 08/00182/FUL **Parish:-** Nailstone Parish Council

Applicant:- J T Newbold _ Sons
Brook Farm
Ibstock
Leicestershire

Location:- Grange Farm Grange Lane Nailstone Nuneaton Leicestershire

Proposal:- ERECTION OF A GRAIN SILO

Introduction:-

This is a working farm in open countryside with a substantial range of buildings around a central farmyard which has gated access from the highway. To one side of the yard there is the farmhouse and to the other is a barn, both in brick with tiled pitched roofs and standing close to the highway boundary. The farmyard is screened from the highway by a 2m brick wall and contains three grain silos. The application relates to the installation of an additional silo which would be sited adjacent to the end wall of the farmhouse behind the existing brick boundary wall.

Consultations:-

No responses have been received from neighbours or the Parish Council

Development Plan Policies:-

NE5

Appraisal:-

The farmyard serves a holding of 300 acres and the applicants indicate that the proposed additional silo is required for operational purposes and that the proposed siting is determined by the need for hardstanding access for vehicles and proximity to the existing three silos.

Whilst the proposed silo, with a height of 5.4m plus a conical roof, would be clearly visible from the highway adjacent to the yard, the presence of buildings to each side would minimise the visual impact of the structure when approaching the site from either direction. It can safely be accepted that the silo is required for operational purposes and its proposed siting at the centre of the complex of buildings would have minimal impact on the generally open appearance of the wider landscape. It is proposed to paint the silo dark green to reduce its potential impact.

RECOMMENDATION :- Permit subject to the following conditions :-

SUMMARY OF DECISION - The proposal is in conformity with Policy/Policies NE5 of the Hinckley and Bosworth Local Plan. Planning permission is granted subject to conditions.

1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reasons :-

1 To comply with the requirements of Section 51 of the Planning and Compulsory Purchase Act 2004.

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.

Contact Officer:- Mr R Jacques Ext 5895

Tiffany MacDonald

From: roger jacques [roger@thejacques.freeserve.co.uk]
Posted At: 26 March 2008 16:17
Conversation: Report 08/00182
Posted To: Planning Folder
Subject: Report 08/00182

DELEGATED REPORT

Reference :- **08/00182/FUL**

Location :- **Grange Farm, Grange Lane, Nailstone**

Introduction :-

This is a working farm in open countryside with a substantial range of buildings around a central farmyard which has gated access from the highway. To one side of the yard there is the farmhouse and to the other is a barn, both in brick with tiled pitched roofs and standing close to the highway boundary. The farmyard is screened from the highway by a 2m brick wall and contains three grain silos. The application relates to the installation of an additional silo which would be sited adjacent to the end wall of the farmhouse behind the existing brick boundary wall.

Consultations :-

No responses have been received from neighbours or the Parish Council

Development Plan Policies :-

NE5

Appraisal :-

The farmyard serves a holding of 300 acres and the applicants indicate that the proposed additional silo is required for operational purposes and that the proposed siting is determined by the need for hardstanding access for vehicles and proximity to the existing three silos.

Whilst the proposed silo, with a height of 5.4m plus a conical roof, would be clearly visible from the highway adjacent to the yard, the presence of buildings to each side would minimise the visual impact of the structure when approaching the site from either direction. It can safely be accepted that the silo is required for operational purposes and its proposed siting at the centre of the complex of buildings would have minimal impact on the generally open appearance of the wider landscape. It is proposed to paint the silo dark green to reduce its potential impact.

RECOMMENDATION :- PERMIT subject to the following conditions :-

Condition

1. **C1**

Reason

1. **R1**

Notes

Standard note re British Coal

DELEGATED REPORT

Reference :- **08/00182/FUL**

Location :- **Grange Farm, Grange Lane, Nailstone**

Introduction :-

This is a working farm in open countryside with a substantial range of buildings around a central farmyard which has gated access from the highway. To one side of the yard there is the farmhouse and to the other is a barn, both in brick with tiled pitched roofs and standing close to the highway boundary. The farmyard is screened from the highway by a 2m brick wall and contains three grain silos. The application relates to the installation of an additional silo which would be sited adjacent to the end wall of the farmhouse behind the existing brick boundary wall.

Consultations :-

No responses have been received from neighbours or the Parish Council

Development Plan Policies :-

NE5

Appraisal :-

The farmyard serves a holding of 300 acres and the applicants indicate that the proposed additional silo is required for operational purposes and that the proposed siting is determined by the need for hardstanding access for vehicles and proximity to the existing three silos.

Whilst the proposed silo, with a height of 5.4m plus a conical roof, would be clearly visible from the highway adjacent to the yard, the presence of buildings to each side would minimise the visual impact of the structure when approaching the site from either direction. It can safely be accepted that the silo is required for operational purposes and its proposed siting at the centre of the complex of buildings would have minimal impact on the generally open appearance of the wider landscape. It is proposed to paint the silo dark green to reduce its potential impact.

RECOMMENDATION :- PERMIT subject to the following conditions :-

Condition

1. C1

Reason

1. R1

Notes

Standard note re British Coal