HOWKINS & HARRISON

CHARTERED SURVEYORS · AUCTIONEERS · ESTATE AGENTS · VALUERS · PLANNING & DEVELOPMENT CONSULTANTS · PROPERTY CONSULTANTS

7-11 Albert Street, Rugby, Warwickshire CV21 2RX
Tel: 01788 564670 Fax: 01788 540257
Websites: www.howkinsandharrison.co.uk www.primelocation.com www.rightmove.co.uk

01 JUN 2009

Hinckley & Bosworth Borough Council
Planning Department
Council Offices
Agents Mead
Hinckley
Leicestershire
LE10 1BZ

DEVELOPMENT SERVICES
1 JUN 2009
RECEIVED

29th May 2009

Our Ref: RCH/PL/F8/1

Your Ref:

Direct Dial: 01788 564679

e-mail: roy.hammond@howkinsandharrison.co.uk

Dear Sir or Madam

RE: HEATH LODGE FARM, BAGWORTH ROAD, LEICESTERSHIRE – PROPOSED AGRICULTURAL BUILDING

Please find enclosed completed prior notification form, site location plan and requisite fee for the proposed agricultural building at the above farm.

Context

The applicant's family have owned the farm for a number of years. The applicant took over operation of the farm from his father in 1999 and moved on site in January 2008.

Heath Lodge Farm has a total holding of 280 acres of which 215 acres are owned. 90 acres is grazing land with the remainder farmed as arable. The arable element produces grain (wheat, barley etc) and hay.

There are between 70 and 120 cattle on the farm at any one time.

The existing buildings on the unit are in two groups – Heath Lodge Farm and Manor Farm Brascote. Heath Lodge Farm is the main yard and comprises the main cattle yard, 15 bay Dutch barn used for storage of hay, small grain store together with a range of smaller ancillary buildings. The Manor Farm site has two cattle yards which are used for the over-wintering of cattle.

The landscape surrounding the site is generally level and comprises enclosed field systems defined by native hedgerows and mature trees.

Proposed Building

The proposed building is in two parts. The principal part is a modern steel frame pitched roof agricultural building. The building measures 18.288 metres in length by 15.24 metres in width. The building will have a height to eaves of 6.096 metres and height to ridge of 7.8 metres with a 12.5 degree pitch and central apex. The building will be enclosed on all sides with a full height roller shutter opening to the gable end and personnel door to the side elevation.

The second element is an attached lean-to building of steel framed construction. The lean-to will be the same length as the principal building and 4.57 metres wide. The building will have a height to eaves of 4.2 metres. The highest part of the lean-to roof will be where it attaches at eaves level (6.096m) on the principal building. The lean-to will be open sided with one end elevation enclosed.

The proposed external materials are as follows:

- Principal building – natural concrete panels to a height of 2.4metres with green coloured box profile PCV coated steel cladding above to eaves and apex height, with natural grey Eternit Profile 6 roof cladding.

- Lean-to building – green coloured profile PCV coated steel cladding to eaves with natural grey Eternit Profile 6 roof cladding.

The proposed building is to be sited adjacent the north north eastern boundary of the existing farm complex.

A copy of the description of the building from Tilke Engineering Ltd is attached.

The building will have an associated hardcore apron sufficient to enable the parking and manoeuvring of grain lorries and other agricultural vehicles. The hardcore area will also allow for vehicles to turn around within the site. Current LGV's either manoeuvre on the highway and reverse the length of the access road or load and off load on the public highway.

Summary of Planning Policy Context

PPS7: Sustainable Development in Rural Areas (2004) is generally supportive of sustainable agricultural related development in the open countryside.

The Council's policy BE21 is not a saved policy and is therefore not relevant. I also understand that the Council has no supplementary planning guidance or documents relating to agricultural buildings.

We are left then with general policy criteria in the form of saved policy BE1 of the Local Plan relating to the design and siting of development and NE5 relating to development in the countryside. Neither of these policies provided specific guidance in respect of the design and siting of agricultural buildings. They do however set out the criteria and objectives to be considered for any type of built development including in the countryside.

Policy BE1 seeks to ensure, amongst other criteria, that the proposal does not harm the character of the surrounding area, does not result in the loss of features which contribute to the quality of the local environment and incorporates landscaping.

Policy NE5 seeks to safeguard the countryside for its own sake and only permits development that, amongst other criteria, is important to the local economy and which cannot be provided within or adjacent an existing settlement. All proposals must protect the appearance and character of the countryside and be in keeping with existing buildings and its surroundings.

Justification

The farm has expanded in recent months taking on an extra 70 acres with a further 20 acres to be acquired in the near future.

At present the farm is producing 250 tonnes of grain a year. 90 tonnes of grain is stored in the small grain store at Heath Lodge Farm. The remaining grain is stored in converted cattle yards. This results in the majority of the grain being stored in outdated and unsuitable conditions which are not vermin proof and do not meet modern grain storage standards.

The principal building is required to store grain produced solely on the unit in modern vermin proof conditions.

The lean-to extension is required to provide increased hay and fodder storage arising from the recent farm expansion and imminent further expansion.

Space freed up in the existing cattle yards will be used to improve conditions for existing livestock and accommodate additional livestock. Any remaining space will be used for general agricultural purposes including improved machinery storage.

The proposed additional accommodation, based on the above observations, is reasonably necessary for the purposes of agriculture on the unit.

Assessment Against Policy

The proposed building is closely related to and will be seen as an integral part of the existing Heath Lodge Farm complex.

The design, size, scale and appearance of the proposed building is entirely in keeping with modern agricultural buildings now common place in the rural landscape.

The proposed building is also in keeping with the existing more modern agricultural buildings at Heath Lodge Farm.

The building has been sited away from the adjacent hedgerows and trees to ensure the retention of these features. This will help the building blend with its surroundings. Any views of the building from public space, including from the Bagworth Road will be against the backdrop of, and interrupted by, existing established planting.

The proposed building for these reasons will safeguard the character and appearance of the local landscape and visual amenities of the locality in accordance with the objectives of national and local planning policy.

Summary

The additional floor space is justified by reason of the need for improved grain storage and additional hay and fodder production. The building will not harm the landscape. The proposal meets the objectives of planning policy.

I look forward to receiving confirmation of receipt of the prior notification.

Yours sincerely



Roy Hammond Dip TP, MRTPI
Associate

Telephone [illegible]
Fax [illegible]
VAT No [illegible]

Bellhouse Lane,
Anslow
Burton-On-Trent
DE13 9PA

TILKE ENGINEERING LTD

Mr J. Freeman
Heath Lodge Farm
Bagworth Road
NEWBOLD VERDON
Leicester
LE9 9NS

May 1, 2009

Ref No: 4768

CONSTRUCTION

The building to be designed and constructed in accordance with British Standard 5502 Agricultural specification.

SCOPE

To supply a steel framed building as follows:-
Span 50' (15240)
Length 60' (18288)
Bay widths 4 @ 15' (4572)
Height to top of eaves 20' (6096)
Roof pitch 12.5 degree with a centre apex

STEELWORK

The steelwork to be clear span design with all necessary wind bracings and tie bars
Main stanchions 356 x 171 x 45
Portals 254 x 146 x 31
Stanchions to be drilled ready for a proposed lean to stanchions to have cladding cleats welded on to accept proposed cladding rails.

PURLINS

CCA treated timber to be used for the following:-
Purlins 75 x 175
Eaves Beams 75 x 200

ROOF

Roof to be covered with Eternit British made profile 6 reinforced natural grey fibre cement Sheeting with galvanised drive screws and PVC washers.