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1. INTRODUCTION

1.1. This statement supports a prior notification under Schedule 2, Part 6, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended (the GPDO). The proposal is to erect a barn for machinery and baled straw serving the 14.97ha agricultural holding. The notification seeks a determination under paragraph A.2(2)(i) as to whether prior approval is required for the barn's siting, design and external appearance.

2. SITE AND PLANNING HISTORY

2.1. The site lies south of Dadlington Lane on the western side of Stapleton. The barn would stand on the main parcel of the 14.97ha holding, which exceeds 1ha. The land on which the barn would stand is used for agriculture as part of the farming business operated on the holding. The location and block plan shows the application boundary, the proposed barn footprint and the existing access from Dadlington Lane. The holding plan identifies the wider land farmed with the site

2.2. The earlier covered-yard applications recorded under the Elm View Farm address relate to land on a separately occupied holding outside the 14.97ha agricultural unit. Under the Barncroft address, permission 20/00617/FUL was granted on 24 August 2020 for an agricultural barn and hardstanding. An earlier notification, 19/00994/GDO, concerned storage of machinery, hay and straw.

3. PROPOSED DEVELOPMENT

3.1. The barn is arranged in six 5m bays, with a structural grid of 30m × 12m measured between the steel column centrelines. The block plan, drawing AVD-989-DLS-PL01, allows 500mm beyond the outer column centrelines on each side and at each end, giving an overall footprint of 31m × 13m (403m^2) as shown on the plan. The elevations show eaves at 4.5m, a ridge at 5.557m and a 10° roof pitch. The barn would have three 4m × 4m roller doors and three personnel doors, with concrete lower wall panels and juniper green metal cladding to the upper walls and roof.

3.2. The barn would provide dry storage for baled straw and covered space for machinery used on the holding. The layout allows two bays for straw storage and handling and four bays for machinery storage and access.

3.3. The existing covered storage available to the holding is insufficient to accommodate both its farm machinery and baled straw. The proposed barn would provide the additional covered space needed, with room to move machinery and handle bales.

4. ASSESSMENT

4.1. The table below assesses the proposal against Schedule 2, Part 6, Class A of the GPDO, taking account of the relevant conditions and general restrictions. The matters for prior approval - siting, design and external appearance - are addressed in Section 5.

GPDO PROVISION	ASSESSMENT
Class A(a) and D.1(1) - Agricultural land and need	The proposed barn would stand on agricultural land within the main parcel of the 14.97ha holding. The land is used for the purposes of the farming business, and the barn would provide covered storage for farm machinery and baled straw serving that holding
A.1(a) - Parcel size	The barn would stand on the main parcel of the holding, which exceeds 1ha
A.1(b) - Class Q and Class S	The restriction concerns development carried out under Class Q or Class S on the established agricultural unit in the 10 years before the Class A works begin. The Elms Farm and Winfrey Farm are outside the agricultural unit identified on the holding plan. Their Class Q cases relate to separate holdings
A.1(c) and (d) - Nature and design	The proposal is for an agricultural storage building. Its six-bay layout and roller-door openings are designed for machinery and bale storage and handling
A.1(e) and D.1(2)(a) - Ground area	Drawing AVD-989-DLS-PL01 shows a proposed footprint of 31m × 13m (403m^2), below the 1,500m^2 building limit. The applicant confirms there are no other qualifying works on the same unit within 90m that are being provided or were provided in the preceding two years. The separate 1,000m^2 limit in A.1(e)(i) applies to other categories of development

A.1(f)-(h) - Height and roads	The site lies outside 3km of the perimeter of an aerodrome. The ridge height of 5.557m is below the applicable 12m limit. The barn is set back from Dadlington Lane, an unclassified road, and lies more than 25m from the metalled part of any trunk or classified road
A.1(i)-(k) and A.2(1)(a) - Use restrictions	The proposed barn is for machinery and baled straw storage only. The proposal does not include livestock accommodation, slurry or sewage sludge storage, fish farming, or the energy uses covered by these provisions
A.1(l) - Scheduled monuments	The barn footprint lies outside the scheduled moated site at Stapleton, NHLE 1010478, and its curtilage
Articles 3 and 4 - General restrictions	The scheme uses the established access without forming or widening a highway access. The proposal involves removal of existing agricultural structures within the barn footprint

5. CONCLUSION

5.1. The proposed barn would provide covered storage for farm machinery and baled straw serving the 14.97ha holding at Elms View Farm. It would stand on the main agricultural parcel, which exceeds 1ha. The proposed footprint of 403m^2 is below the 1,500m^2 Class A limit, with no qualifying works on the same unit to add to that calculation. The six-bay layout provides space for machinery access and bale handling alongside the storage areas.

5.2. The barn would use the established farm access and sit back from Dadlington Lane within the existing group of farm buildings. Its shallow roof, juniper green cladding and concrete lower panels are appropriate to that setting. Subject to the Council being satisfied that the proposal falls within Class A, these features support a determination under paragraph A.2(2)(i) that prior approval is unnecessary for the barn's siting, design and external appearance.