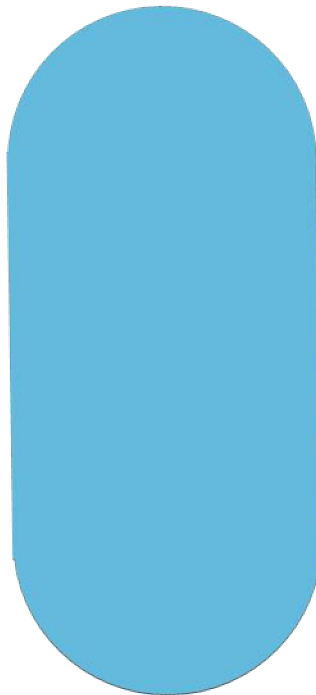


PLANNING STATEMENT

Retrospective application for the construction of an agricultural storage barn

Ratcliffe House Farm, Ratcliffe House Lane, Ratcliffe Culey, Atherstone, Leicestershire, CV9 3LZ



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1. INTRODUCTION

- 1.1 We write on behalf of our client, David and Vicki Garland (“the applicants”) and confirm that an application seeking Retrospective Planning Permission has been submitted electronically through the Planning Portal to Hinckley and Bosworth Borough Council (“the Council”).
- 1.2 This proposal relates to an extension to an existing barn, situated in a cluster of three existing agricultural buildings within the existing farm. The extension does not benefit from having planning permission, however planning history for the site demonstrates that prior approval was previously sought and deemed not to be required under application 18/00188/GDO for the construction of a new agricultural building measuring 30m in length, 15m in width, with an eaves height of 6m and a ridge height of 8m. The building would have provided 450sqm of internal floorspace.
- 1.3 The barn permitted via prior approval was unfortunately never erected and the permission lapsed; however the barn that forms the subject of this retrospective application has identical dimensions to the barn previously deemed acceptable under permitted development. The only variation is that it has been constructed as an extension to an existing barn, and has been relocated slightly to the north of the original proposal.
- 1.4 This application is supported by the following drawings and documents:
 - Site Location Plan- Drawing No: 23/19 12
 - Proposed Floor and Elevation Plans: 23/19 10B

2. SITE AND SURROUNDING AREA

- 2.1. The site relates to the northern barn within a three building cluster of agricultural buildings to the north west of the dwelling at Ratcliffe House Farm. The wider Ratcliffe House Farm agricultural unit spans approximately 286 hectares and has operated for agricultural purposes for 17.5 years.

- 2.2. The site is privately accessed approximately 350m to the north of the agricultural buildings, from Ratcliffe House Lane, with the built development situated to the south of the farm track access. Three agricultural buildings of similar heights and dimensions form a cluster of built development with agricultural operations which serve the wider use as grain stores. The extension seeking retrospective permission projects to the east of the northernmost building and matches the original building's length, width and height, thus doubling the building's size and internal floorspace.
- 2.3. The below satellite image details the site as of the 16th June 2021 and subsequently includes the completed barn extension:



Figure 1: Satellite image of the site- including barn extension

- 2.4. As illustrated in the above satellite image, the buildings are screened by an area of thick woodland immediately to the north. This provision of trees provides extensive shielding from Ratcliffe House Lane, the closest public highway to the development and significantly reduces the visual impact of the existing barns and extension.
- 2.5. The site sits centrally within the wider established agricultural unit and the barns. The closest residential dwellings to Ratcliffe House Farm are located in excess of one mile away. There is subsequently no impact on the amenity of residents.
- 2.6. The site is located in Flood Zone 1. As such there is an extremely low risk of flooding on the site.

- 2.7. The site is not located within a conservation area nor are there any listed buildings or their settings impacted by the development.

Relevant Planning History

Application Reference	Description of Development	Date of Decision	Decision
15/00560/FUL	Erection of a 3.5 MW solar farm and associated infrastructure.	17 th August 2012	Approval
16/000629/NOMAT	Non-material amendment to planning permission 15/00560/FUL to add a mesh wire compound around the transformers, add a weather station to the communications building, reduce size of side substation and alter size of inverter stations.	04 th August 2016	Approval
18/00188/GDO	Agricultural building for grain storage.	29 th March 2018	Prior Approval Not Required

- 2.8. As detailed in the planning history above, the solar farm has been implemented and is situated to the north west of the retrospective barn extension. There are no conditions within 15/00560/FUL and the following non-material amendment which will impact the delivery of the retrospective barn extension.

- 2.9. With regards to Schedule 2, Part 6, Class A prior approval application 18/00188/GDO, the permitted works were never carried out within the time permitted. The below site plan submitted under 18/00188/GDO show an independent building sited to the west of the three existing barns. The works carried out that forms the subject of this application maintain the size of the original building permitted, however relocate to to adjoin the western elevation of the northern barn and operate as an extension of this structure.

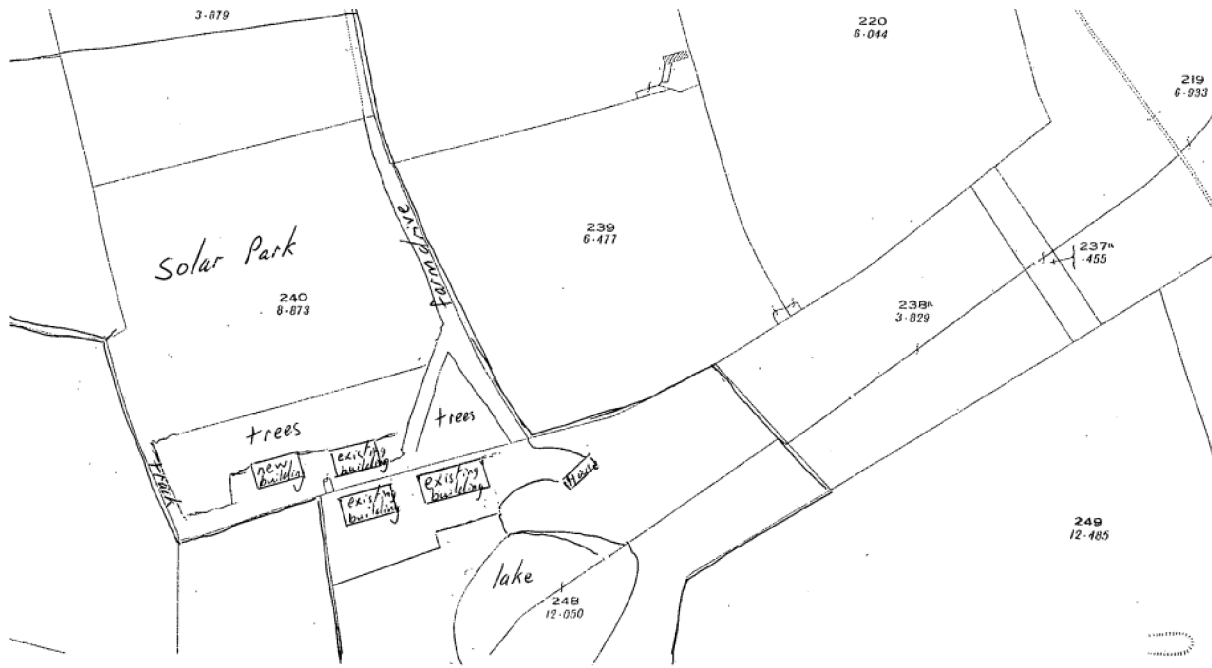
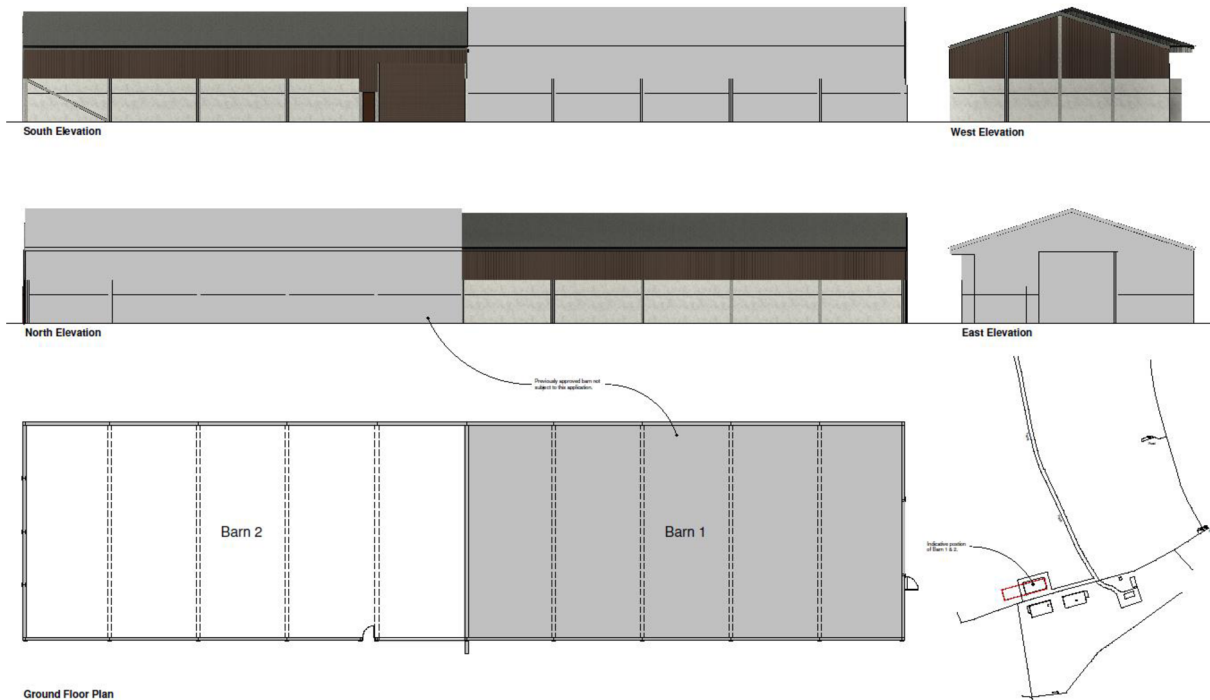


Figure 2: Proposed Site Plan-18/0188/GDO

3. THE PROPOSED DEVELOPMENT

3.1. The proposal seeks retrospective planning permission for the construction of a barn extension, to provide additional internal floorspace for the storage of grain. The regularisation of these works is necessary to respond to the demands of the agricultural operations of the wider site. The elements to this proposal have been listed below:

- Retrospective application for 1x barn extension- attached to the western gable of the northernmost barn.
- Dimensions to match barn approved under 18/00188/GDO.
- 30m in length, 15m in width, with an eaves height of 6m and a ridge height of 8m.
- 450sqm of internal floorspace.
- To be used in association to the exiting agricultural use on the site



4. RELEVANT PLANNING POLICY

- 4.1. In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, an application for planning permission should be determined in accordance with the Development Plan unless other material considerations indicate otherwise.
- 4.2. For this proposal, the Development Plan comprises the Hinckley and Bosworth Borough Council Local Plan Core Strategy 2006-2026 (Adopted December 2009) and the Site Allocations and Development Management Policies DPD (Adopted July 2016). The Local Plan documents pre-date the adoption of the Framework and, in accordance with paragraph 213, Annex 1 of the Framework, due weight will be given to policies according to their degree of consistency with the Framework (the closer the policies in the plan to the policies in the Framework, the greater the weight that may be given).
- 4.3. Due to the nature of the proposal, we consider the policies listed below from the Core Strategy and Development Plan Document are relevant to the case in addition to the NPPF 2021 as an obvious material consideration.

i. [Hinckley and Bosworth Borough Council Core Strategy 2006-2026 \(Adopted December 2009\)](#)

- Policy 17: Rural Needs

ii. [Hinckley and Bosworth Borough Council Site Allocations and Development Management Policies DPD \(Adopted July 2016\)](#)

- Policy DM1: Presumption in Favour of Sustainable Development
- Policy DM4: Safeguarding the Countryside and Settlement Separation
- Policy DM10: Development and Design
- Policy DM17: Highways and Transportation

5. PLANNING ASSESSMENT

i. [Principle of Development](#)

5.1. Policy DM1 of the Hinckley and Bosworth Borough Council Site Allocations and Development Management Policies DPD states “Planning applications that accord with the policies in the Local Plan (and, where relevant, with policies in neighbourhood plans) will be approved without delay, unless material considerations indicate otherwise”. Paragraph 11 of the Framework states that planning applications that accord with the relevant development plan should be approved without delay. Throughout this planning statement it is demonstrated that the proposals wholly accord with the development plan for Hinckley and Bosworth, and therefore also accord with section 2 of the Framework. The principle of development in this location has previously been confirmed as acceptable with the granting of prior approval ref: 18/00188/GDO.

5.2. Whilst this permission has since lapsed, the principle of development was established under Schedule 2 Part 6 of the Town and Country Planning (General Permitted Development) (England) (Amendment) Order 2018. This application seeks to regularise the construction of the structure in a slightly different location to the approved. The following sections will justify the setting of the new location, with

regards to its design, amenity impact, highways impact and impact on the countryside.

ii. Design and Impact upon the Character and Appearance of the Area

- 5.3. In accordance with Policy DM10, development permitted providing that:

It complements or enhances the character of the surrounding area with regard to scale, layout, density, mass, design, materials and

The use and application of building materials respects the materials of existing, adjoining/neighbouring buildings and the local area generally;

- 5.4. The agricultural building reflects its location upon a working farmstead, and utilises a palette of materials that incorporates and reflects the existing agricultural development upon the wider application site.

- 5.5. The proposal forms an extension to one of the existing barns, doubling its footprint. Whilst it's massing moves slightly east from what was originally approved, in visual terms, the building will still read similarly within the wider built development, both in siting and appearance.

- 5.6. The intrinsic value and beauty of the surrounding area will not be diminished, by virtue of the location of development within the main agricultural complex on the site. The development is therefore considered to accord with development plan policy DM10.

iii. Residential Amenity

- 5.7. In accordance with Policy DM10, development permitted providing that:

It would not have a significant adverse effect on the privacy and amenity of nearby residents and occupiers of adjacent buildings, including matters of lighting, air quality (including odour), noise, vibration and visual intrusion; be adversely affected by activities in the vicinity of the site; architectural features;

The amenity of occupiers of the proposed development would not be adversely by activities in the vicinity of the site

- 5.8. Within the cluster of agricultural built development, the proposal sits the furthest distance from Ratcliffe House Farm, the only residential dwelling nearby to the application site.
- 5.9. There will subsequently be a minimal impact to the amenity of residential properties, with regards to natural light, privacy and outlook.
- 5.10. With regards to air quality, odour, and noise, the existing agricultural operations on the site do not detrimentally impact Ratcliffe House Farm and a slight intensification of these operations will not result in additional unacceptable harm. The use of the new structure will be for the storage of grain and will not require the regular use of heavy plant or machinery.
- 5.11. As such, the proposal accords with the provisions of Policy DM10, with regards to the protection of residential amenity.

iv. Highways Impacts

- 5.12. Section (e) of development plan Policy DM17 is considered relevant in the assessment of highway impacts for this application. Section (e) states that development proposals will be supported “where it can be demonstrated that the residual cumulative impacts of development on the transport network are not severe.”
- 5.13. It is clear from the development type and its locality that there will be no impact to the safety of the highway. The proposal will not require an increase in trip generation, as its purpose is solely for the use of storing grain. The proposal therefore accords with Policy DM17 of the development plan.

v. Countryside and Landscape Impacts

- 5.14. In accordance with Policy DM4, development in the countryside will be supported and considered sustainable where:

It does not have a significant adverse effect on the intrinsic value, beauty, open character and landscape character of the countryside; and

It does not undermine the physical and perceived separation and open character between settlements;

- 5.15. The proposed development is respectfully considered to not have an adverse impact upon the character and appearance of the countryside surrounding the site. The proposal sits within an existing pattern of built development and its overall appearance will be in keeping with existing structures.
- 5.16. The elevation drawings clearly demonstrates that the agricultural building's roof ridgeline will not sit above the roof ridge line of the adjoining building or the other two buildings on-site. By ensuring that there is minimal impact upon the surrounding environment, and that the proposed development is of a scale and mass that is wholly proportionate to the agricultural farmstead within which the development resides; it is therefore considered that the proposed development accords with the objectives of Policy DM4 of the development plan.

6. CONCLUSIONS AND PLANNING BALANCE

- 6.1. The proposal is for retrospective planning permission for an existing structure at Ratcliffe House Farm. The applicants require an extension to an existing agricultural building to meet the growing needs and demands of their farming business, and subsequently to allow for additional floorspace for the storage of grain. It is relevant that prior approval was granted under application ref: 18/00188/GDO for the provision of an agricultural building of the same dimensions in a location slightly to the west of the position demonstrated in this application. Whilst the planning permission previously obtained has clearly lapsed, it is demonstrated within the "Planning Assessment" section of this statement that the principle of development for a barn of the size proposed is established, and that the proposed development is wholly compliant with the relevant policies of the Hinckley and Bosworth development plan and the relevant paragraphs of the Framework.
- 6.2. As such, we invite Hinckley and Bosworth Borough Council, as the Local Planning authority, to assess the proposal and grant planning permission for the development.

6.3. We would appreciate confirmation of receipt and validation of the application and welcome any further queries pursuant to the development. If there are any queries or concerns pursuant to the application then please do not hesitate to contact either Lizzie Beresford or Jack Wilkins at the Leicester Colton Square office

Yours faithfully,

Lizzie Beresford
Principal Planner



Jack Wilkins
Planner

