12 November 2007 995/05/jeb

JAMES BAILEY PLANNING
CHARTERED TOWN PLANNERS

9 HINCKLEY ROAD
BURBAGE HINCKLEY
LEICS. LE10 2AF

TEL: 01455 611510
FAX: 01455 611654

Peter Cash
Head of Culture & Development
Hinckley & Bosworth Borough Council
Argents Mead
Hinckley LE10 1BZ

DEVELOPMENT SERVICES
14 NOV 2007
RECEIVED

Dear Mr Cash

Replacement Farm Workshop & Fertiliser Store
Drayton Grange Farm, Fenny Drayton

I enclose an application submitted under the agricultural notification procedure for a building on this holding. This letter provides additional information relating to the proposal.

The new building is 441m² and no other new buildings has been erected under the notification procedure before. The recently constructed new farm building had the benefit of separate planning permission (01/00313) because of if size and so this is excluded from any calculation of area under clause A1(d) of Class A of Part 6 of the GPDO.

Drayton Grange Farm is a 117ha. arable farm holding. The principal crop used to be potatoes, however this has now changed to grain production.

Over recent years the unit has diversified in line with national government advice, and the two purpose made potato storage buildings have planning permission for change of use to self-storage units. One of these is now in operation and the other is in the process of being made ready for that use. In addition, a new 864m² grain store has recently been erected, under planning permission 01/00313.

The existing old workshop building is no longer adequate to accommodate the demands of modern farm machinery, nor is it big enough to store the large amount of fertiliser (c100 tonnes) normally brought to the farm in the summer prior to spreading in the following spring.

The new workshop and store will house machinery and fertiliser. It is necessary for the purposes of agriculture on the holding.

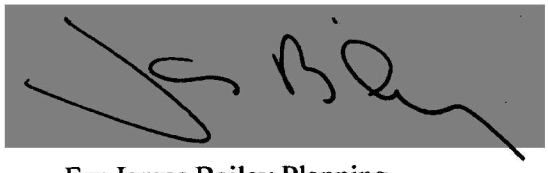
The existing workshop will be demolished and the site landscaped, and the new building will be in line with the rest of the complex. The 15.00m space between it and the nearest building is to provide an access route, for the combine harvester and

other equipment, through to the second yard and land to the rear. Materials will match those of the other existing buildings.

While not part of this submission, the revised yard arrangement will provide a clear division between different uses. The house and other old brick buildings approved for commercial use have one yard, the self-storage buildings have another, and the farm operation has a third.

Please do not hesitate to come back to us if you require any further information or explanation.

Yours sincerely



For James Bailey Planning
jim@jamesbaileyplanning.co.uk