

AGRICULTURAL BUILDING JUSTIFICATION

APPLICATION FOR A PROPOSED AGRICULTURAL BUILDING

**Little Mulberry Farm
Upton Lane
Stoke Golding
CV13 6EU**



Prepared by LiteBox Architecture

1st May 2024

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Please note: The comments and statements made in this statement are for the purposes of an application for an agricultural building at Little Mulberry Farm only. This statement must not be reproduced in full or in part without the permission of Litebox Architecture. The statements made must read in the context of the whole report and justification.

1.0 Introduction:

Property Type:

Agricultural land, farmhouse. Small holding, but growing agricultural and arable land farming.

Location:

Little Mulberry Farm, Upton Lane, Stoke Golding CV13 6EU

Instruction:

Instruction received by Mr P Morris, via email, terms confirmed in writing for LiteBox Architecture to prepare planning submission and reports

Date of visit to property:

Wednesday 12th April 2024

Date of Report:

Wednesday 1st May 2024

Requirement:

It is understood that LiteBox Architecture submit a prior approval application and assess the justification for an agricultural building to house farm machinery and associated equipment.

Surveyor Qualifications:

The property was visited, and the report compiled, by Mr Paul Lyon MCIAT being a Chartered Architectural Technologist and Member of the Chartered Institute of Architectural Technologists (CIAT).

2.0 Report Summary:

- Approx. over 5 hectares of agricultural land
- 2no agricultural buildings
- Arable Land; Fishing Pond; Agricultural machinery used by the farm business to carry out day to day tasks.

3.0 Location:

Over 5 hectares of land adjacent to the Upton Lane in Stoke Golding. Stoke Golding is a rural village with several surrounding farms and commercial use buildings. The land is accessed by a driveway off Upton Road. The land has recently been purchased by our client for agricultural purposes and now provides an area for the relocation of the previous farm in Stoke Golding village that has been given up for redevelopment of residential housing. Due to this the client is reconstructing new barns to house machinery and supplies for their agricultural business.



Location of Land Little Mulberry Farm

5.0 Existing Farm Buildings

Existing:

A two storey steel barn with brick lower walls and corrugated roof with brick singles storey buildings to the rear.

Hardstanding:

Existing hard standing area directly accessible of the main access road.

6.0 Business Structure and Equipment

The farm extends to over 5 hectares of arable and grass land. The agricultural land forming the main part of the business for farming crops and hay storage.

Farm Machinery

Tractor

Trailer

Mini Digger

Farm Pick Up

Range of workshop tools including compressor, welding plant and materials and small tools

7.0 Agricultural Justification

Our client is looking to construct a storage area to provide storage for farm machinery and associated equipment for use with the farm daily activities. The farm currently has no storage facilities located on the site for housing of farm machinery and equipment and storage of products.

Proposed Storage Building

Design:

The structure will be 30.05m x 10.48m in size and allow for a sliding door for access for equipment. The structure will be a steel portal frame with concrete panels to 2m height from DPC, Yorkshire Board timber vertical cladding to walls and corrugated metal roof. Skylights panels will be provided at roof level to allow natural daylight as detailed in architectural drawings. The proposed agricultural building is of similar style to other agricultural buildings that have been erected on the site and within the local area.

Wall Panel:

Timber Yorkshire Board Cladding (natural colour) & Concrete slotted panels (concrete colour) to 2m height

Roof Panel:

Corrugated steel roof panels (grey colour)

Location:

The building has been located close to the existing buildings to reduce harm and impact to the green belt. The building will be an extension to the existing barn and be located toward the access road. The building is currently shielded from the adjacent road by the existing hedge row.

The proposed structure will be placed on an existing hardstanding area with an existing hedge lining to the east side shielding and reducing the buildings impact to the green belt as the building will only be visible from 2 sides.



Style of Barn Proposed at Land Little Mulberry Farm

8.0 Planning Policy

Extract taken from Annex E which states that permission is permitted to erect an agricultural building with at least 5 hectares under Class A.

Extract:

Application for Prior Notification of Proposed Agricultural or Forestry development –
proposed building *Schedule 2, part 6 of The Town and Country Planning (General Permitted Development) (England) Order 2015*

Annex E: Permitted Development Rights For Agriculture and Forestry

Taken from: 'The Countryside - Environmental Quality and Economic and Social Development (PPG 7)'
Permitted development rights for agricultural holdings

E1 Part 6 of Schedule 2 to the Town and Country Planning (General Permitted Development) Order 1995 grants permitted development rights for a range of agricultural buildings and operations. Rights for erecting, extending or altering a building, and for excavations and engineering operations, are available to agricultural units of at least 5 hectares under Class A. More limited rights, including extensions and alterations adding not more than 10% to the content of the original building, are available to smaller units of at least 0.4 hectare under Class B.

We believe that the application falls within the parameters set out in E3 and therefore would constitute permitted development within the site were it not for the recent Class Q approval. We therefore submit a full planning application.

Extract:

E3 Under both Classes, development:

- *must be on agricultural land, which means land in use for agriculture for the purposes of a trade or business, and excludes any dwelling house or garden;*
- *must be reasonably necessary for the purposes of agriculture within the unit. This condition does not require that a new building should necessarily accommodate an agricultural use already existing in the unit. Agricultural developments which are entirely self-contained and have no direct relationship with the rest of the unit may thus benefit from permitted development rights;*
- *must not give rise to, or alter or extend, a dwelling;*
- *must not be within 25 metres of the metalled part of a trunk or classified road.*

9.0 Conclusion

In the interests of maintaining machinery for as long as possible and preventing avoidable rust, damage, or deterioration during the winter months it is certainly preferable to store machinery under cover. This could not be truer than in relation to machinery which large amounts of moving parts, such as tedders, required for haymaking. There is no room to store machinery as there are currently no other existing buildings as these are used for storage or products. Therefore, prior approval is granted for building one there is a justification for the purposes of housing agricultural machinery and use.

This is a proposal that is necessary for continuation of an agricultural business and local planning policies state new Buildings and extensions relating to the use of land for commercial activities are appropriate to a rural area and which are not harmful to the Green Belt are likely to be acceptable in principle and would not have a harmful visual impact. Visual impact will be further reduced by the choice of material/ colour for the cladding which helps to blend with the surrounding area and the existing hedge and tree line that shields majority of the elevation from the Green Belt.

The building is of a typical agricultural design within the local area and similar to other buildings erected by local farm steads and is in close proximity of existing buildings within the village farm. The building has been designed with an eaves height of less than 6m to allow for large farm equipment to be stored such as grass mowing equipment that is kept in a vertical storage position and oversized farm vehicles and trailers.