

AGRICULTURAL BUILDING STATEMENT

APPLICATION FOR A PROPOSED AGRICULTURAL BUILDING

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

Prepared by LiteBox Architecture

11th December 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 arable land farming and livestock production.

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 11th September 2024

Date of Report:

11th December 2024 - Updated

Requirement:

It is understood that LiteBox Architecture submit a prior approval application and assess the justification for an agricultural building.

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) Agricultural Justification prepared by Chartered Surveyor Martin Sansom MRICS FAAV and Fellow of Central Association of Agricultural Valuers.

2.0 Report Summary:

- Approx. over 20 acres of agricultural land
- 2no existing agricultural buildings
- Arable and livestock, including fishing pond, agricultural machinery used by the farm business to carry out day to day tasks

3.0 Location:

Over 20 hectares of land adjacent to 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 although a secondary access is via Higham Lane. The land has been in the client's ownership and farmed for agricultural purposes. Due to sale of the original farm, the land now provides an area for the relocation of the previous farm from 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.

4.0 Description:



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 20 acres of arable grass land and livestock. The agricultural land forming the main part of the business presently for hay and hay storage. The business is looking to expand and utilise the land for livestock production. This will involve the purchase of 14 day old calves to rear to be sold as 12mth old stores for finishing by others.

Existing Farm Machinery

4x Tractors

1 x Telehandler with buck/muck fork/grab/bale squeeze

40 x Bale Squeezer

2 x Grass mowers

1 x Flail Mower

1 x Topper

1 x Hay Bob

1 x Large Hay Bob

1 x Hay Rake

1 x Hay Tedder

1 x Massey Conventional Baler

1 x Krone Round Baler

1 x Bale Wrapper

1 x 8ton Marston Tipper Trailer

2 x 12ft Trailer

1 x Flat 8 Bale grabber

1 x Bale Trailer

2 x Bale Sledge

1 x 32ft Bale trailer

1 x 12ton muck Spreader

1 x Live Stock Trailer

2 x Bale Transporter

1 x Flat Roll

1 x Hardy Sprayer

1 x 4ton Trailer

1 x Icon Attilphes Spreader

1 x Mini Digger

1 x Farm Pick up

Range of workshop tools including compressor, welding plant and materials and small tools
Due to security and keeping machinery in good condition it is necessary to keep all machinery and stores inside as the value of items has increased as have the number of thefts.

7.0 Agricultural Justification

Please refer to the Agricultural Justification provided by Martin Sansom MRICSFAAV

Proposed Storage Building

Design:

The structure will be 12.20m 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

Please refer to conclusion within the agricultural justification documentation provided by Martin Sansom MRICS FAAV.

Following the relocation of the business the applicants are wanting to grow the business and make best use of the land that they have available. This will allow for the continued investment and enable the business to grow over time as more land becomes available. The proposed building allows for this expansion as is considered to be of a size and style appropriate for the holding.

This is a proposal that is necessary for continuation of the agricultural business both arable and livestock 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.

In the interests of maintaining machinery for as long as possible and preventing avoidable rust, damage, or deterioration during the winter months or theft it is a requirement to store machinery under cover.

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 5.5m but also 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 including housing livestock.