COMMITTEE EXTRACT

Committee Date:

Reference:- **08/00593/GDO** **Parish:-** **Witherley Parish Council**

Applicant:- **Mr D Garland**
Elms Farm
Ratcliffe House Lane
Ratcliffe Culey
Atherstone

Location:- **Elms Farm Ratcliffe House Lane Ratcliffe Culey Atherstone Leicestershire**

Proposal:- **ERECTION OF AGRICULTURAL BUILDING**

Introduction:-

This is a GDO determination application for the erection of an agricultural building at Elms Farm, Ratcliffe Culey. This site was previously known as Ratcliffe House Farm.

Elms Farm occupies a remote position within a falling rural landscape. The site is significantly detached from any other dwelling and Ratcliffe Culey village. The site is a new farmstead and has recently been subject to a number of applications, most recently for a new agricultural dwelling. The dwelling has not been constructed yet and the applicant is living in a mobile home one the site that has the benefit of planning permission.

This application seeks approval for the erection for an agricultural building on land north west of the proposed farmhouse. The building is to be sited close to the existing agricultural buildings, which would form a tight cluster of building a sensible distance from the proposed farmhouse.

Planning history

08/00255/FUL Application for agricultural dwelling
Approved 22.05.08

Consultations:-

None

Development Plan Policies:-

BE1
NE5

Appraisal:-

Elms Farm is a developing new farm and given the agricultural activity there is no objection to the principle. There is no evidence to suggest the building will not be used for agriculture.

The siting of the building forms a tight cluster with the two existing agricultural buildings and is remote distance from the farmhouse. The proposed materials match those of the existing agricultural buildings and are appropriate to this rural location.

Do not require the submission of details.

Notes to Applicant:-

1 Bats, nesting birds, great crested newts and certain other species are protected by law. If any such species are discovered before or during the works the works must be suspended and the local office of Natural England contacted for advice.

2 This permission does not grant approval under the Building Act 1984 and the Building Regulations 2000 (as amended) for which a separate application may be required. You are advised to contact the Building Control Section.

3. As from 6th April 2008 this Authority are charging for the discharge of conditions in accordance with revised fee regulations which came into force on that date. Application forms to discharge conditions and further information can be found on the planning portal web site www.planningportal.gov.uk.

Contact Officer:- James Hicks Ext 5762