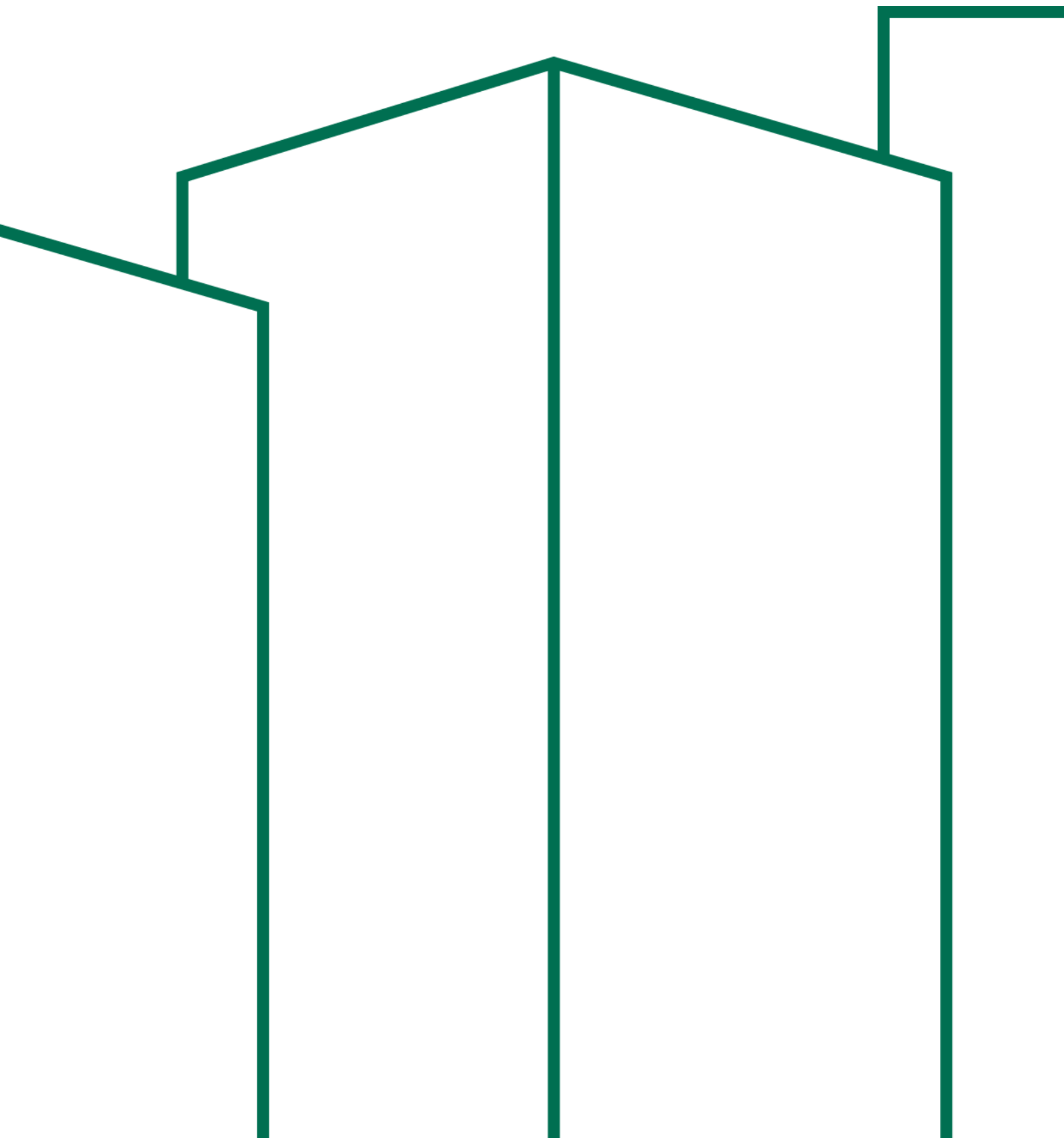




PLANNING STATEMENT

Mrs J Garland
Mythe Farm
Pinwall Lane
Atherstone
CV9 3PF

Erection of a General Purpose Agricultural Building



REPORT CONTROL

Document type	Planning Statement
Project	Mythe Farm, Sheepy Magna
Client	Mrs J Garland
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Reviewer	Tara Dams

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Issue	Date
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1.0 INTRODUCTION

- 1.1 This Planning Statement has been prepared to accompany an application for an agricultural prior determination. This has been submitted to Hinckley and Bosworth Borough Council. The application has been made to determine whether or not prior approval of the Planning Authority is required for the erection of a general purpose agricultural building on land at Mythe Farm, Pinwall Lane, Atherstone.

The Applicant

- 1.2 Mythe Farm is a mixed farm of some 27 hectares. The agricultural business requires a general purpose agricultural building for the storage of hay and straw used for winter feeding to support the demands of the existing agricultural enterprise.

The Application Site and its Surroundings

- 1.3 The applicant currently farms in excess of 27 hectares of land, all of which is owner occupied. A large proportion of the holding is grassland utilised for a combination of summer grazing and hay for winter feeding.
- 1.4 The farmstead is situated south of Pinwall Lane and currently does not have an adequate number of buildings to store agricultural machinery or hay used for winter feeding.

- 1.5 The proposed building is to be constructed some 500 metres west of the existing farmstead adjacent to the existing agricultural building erected in 2020 (planning ref: 20/00826/AGDO – Appendix 1). The site is accessed from Pinwall Lane by means of an existing vehicular access and existing agricultural track.

The Application Proposal

- 1.6 The application building will be used to store agricultural machinery and hay that will be used for purposes of agriculture. The building is to be constructed with a steel frame and metal cladding walls coloured dark green. The building will have a pitched roof constructed in corrugated metal cladding in natural grey. The building will measure some 27 metres by 36 metres, having a floor area of some 972 square metres. The building will have an eaves height of some 6 metres and a maximum height to the ridge measuring some 7.8 metres.

2.0 PLANNING CONSIDERATIONS

- 2.1 The prior approval procedure for Class A permitted development is set out in paragraph A2(2) to Part 6, Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended). The question of prior approval under paragraph A2(2) can only arise in respect of “**permitted development**” within Class A (i.e., development falling within the terms of Class A and not excluded by paragraph A1). Such development is permitted subject to the conditions in paragraph A2, including the condition relating to prior approval, but those conditions do not affect the principle of development.
- 2.2 The proposed building, the subject of this application, comprises development that can be undertaken as permitted development under Class A, Part 6, Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended), having regard to the following:-
1. The application relates to an existing agricultural enterprise which is in agricultural use.
 2. The parcel of land on which the building is to be located is not less than 1 hectare in area.
 3. The agricultural unit to which the building will relate exceeds 5 hectares.
 4. The proposed building is considered to be reasonably necessary for the purposes of agriculture within this established agricultural unit. The proposed building will enable the agricultural enterprise to operate

efficiently, and therefore it will be used for agriculture as defined by Section 336(1) of the 1990 Act.

5. The building will be used for the purposes of an established agricultural trade or business and will not be used purely for recreational purposes.
6. The ground floor area of the building does not exceed 1500 square metres.
7. No part of the proposed building will be within 25 metres of a classified road.
8. The proposed development is not to be used for the accommodation of livestock.
9. The application site does not comprise a Listed Building, a Scheduled Ancient Monument, a Site of Special Scientific Interest or a Local Nature Reserve.

2.3 It has been established that if the GPDO requirements are met by an application, then the principle of whether the development should be permitted is not for consideration in the prior approval procedure. Details submitted for prior approvals should be regarded in much the same light as applications for approval of reserved matters following the grant of outline permission. Thus, any assessment of siting, design or external appearance in the prior approval procedure has to be made in the context where the principle of development is not itself at issue.

2.4 The proposed agricultural building, in terms of its design and appearance, is typical of many modern agricultural buildings likely to be found in the

surrounding rural area. Indeed, it is virtually identical to the agricultural building adjacent to the application site erected in 2020 (planning ref: 20/00826/AGDO – Appendix 1). The proposed building is evidently of a form that has been designed to serve the agricultural requirement. The building will be of a satisfactory appearance and would fit into its rural setting. The proposed building, by virtue of its design, siting and proposed materials of construction, is considered to be entirely acceptable to serve the required agricultural need for the building.

3.0 CONCLUSION

3.1 The proposed general purpose agricultural building is required to provide storage for agricultural machinery and hay for part of the existing agricultural operations of the applicant. The building is essential to the operation of the established agricultural enterprise and is thus genuinely required to serve an existing agricultural business. The proposed development is compliant with Class A, Part 6, Schedule 2 of the Town and Country (General Permitted Development) Order 2015 (as amended). In these circumstances the Planning Authority is requested to issue a determination that the Planning Authority's prior approval is not required for the erection of the proposed building.

WV/TD/6568

05 December 2024

4.0 APPENDICES

Appendix 1 : Application No: 20/08826/AGDO – Notification of Intent to erect an agricultural building general permitted development (England) order 2015, Schedule 2 Part 6

WV/TD/6568

05 December 2024

**Application No: 20/08826/AGDO – Notification of Intent to erect an
agricultural building general permitted development (England) order
2015, Schedule 2 Part 6**

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Bill Cullen MBA (ISM), BA(Hons) MRTPI
Chief Executive

Please Ask For: Grace Stevens
Direct Dial/Ext: 01455 255603
Email: planning@hinckley-bosworth.gov.uk
Your Ref:
Our Ref: 20/00826/AGDO
Date: 16 September 2020



**Hinckley & Bosworth
Borough Council**

Mrs Joanna Garland
Mythe Farm
Pinwall Lane
Pinwall
Atherstone
Leicestershire
CV9 3PF

Dear Sir/Madam

APPLICATION NO : 20/00826/AGDO
NOTIFICATION OF INTENT TO ERECT AN AGRICULTURAL BUILDING
GENERAL PERMITTED DEVELOPMENT (ENGLAND) ORDER 2015, SCHEDULE 2 PART 6
Mythe Farm Pinwall Lane Pinwall Atherstone Leicestershire

I refer to your recent notification under the provisions of Schedule 2 Part 6 of the Town and Country Planning (General Permitted Development) (England) Order 2015 of your intention to erect an agricultural building on land at **Mythe Farm Pinwall Lane Pinwall Atherstone Leicestershire**

From a recent visit to the site I am able to confirm that the proposed siting, design and external appearance of the proposed agricultural building is considered to be satisfactory insofar as the building is sufficiently screened from public view and so as not to appear unduly prominent and related to existing working farm practices on site. Therefore I hereby notify you on behalf of the Local Planning Authority that prior approval of the proposed development is not required.

Yours faithfully

Nicola Smith
Planning Manager
Development Management



www.ctplanning.co.uk

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Mrs J Garland
Mythe Farm
Pinwall Lane, Atherstone
CV9 3PF

Our Reference: WV/TD/6568

Date: 05/12/2024

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