

PLANNING STATEMENT

Erection of a General Purpose Agricultural Building

Mythe Farm, Pinwall Lane, Atherstone CV9 3PF

April 2026

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1 INTRODUCTION

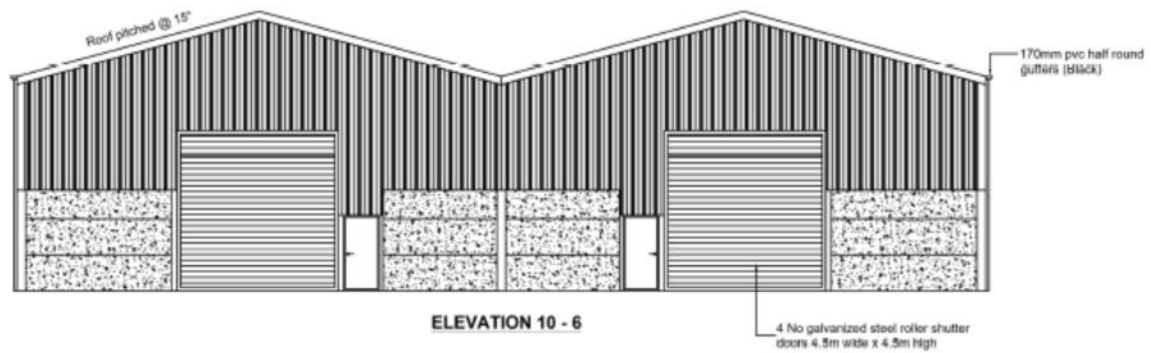
- 1.1 This planning statement is submitted to assess the proposed development with reference to the permitted development eligibility criteria found at Class A, Part 6 of The Town and Country Planning (General Permitted Development) (England) Order 2015.
- 1.2 The application has been made to determine whether or not prior approval of the Local Planning Authority is required for the erection of a general purpose agricultural building on land at Mythe Farm, Pinwall Lane, Atherstone.
- 1.3 Class A – agricultural development on units of 5 hectares or more
Permitted development
- A. The carrying out on agricultural land comprised in an agricultural unit of 5 hectares or more in area of—
(a) works for the erection, extension or alteration of a building; or
(b) any excavation or engineering operations,
which are reasonably necessary for the purposes of agriculture within that unit.

2 THE SITE

- 2.1 Mythe Farm is a mixed farm of some 61.5Ha (152 acres). This comprises both arable and livestock (including a flock of 200 breeding ewes) with the arable land on a rotation system. The farm is also part of a countryside stewardship scheme with several wildlife and environmental schemes benefitting the site's biodiversity. Woodland on the farm is periodically thinned and harvested for timber.
- 2.2 Diversification projects make up a small element of the farm and this includes the events and wedding venue (Mythe Barn and Tipi) and some caravan storage. The diversification projects make up just 2Ha of the overall 61.52Ha farm, equating to just 3.25% of the overall farm.
- 2.3 The farm has been owned and farmed by the Garland family for over 70 years.

3 THE PROPOSAL

- 3.1 The proposed building has dimensions of 36 metres in length by 27 metres in width, with a ground area totalling 972 square metres. It has a double dual pitch roof with an eaves height of 6 metres and a ridge height of 7.8 metres. The building is to be constructed in reinforced concrete panels to the lower walls, corrugated sheet metal to the upper walls (finished in dark green) and reinforced fibre cement roof sheets to the roof in natural grey.



3.2 The building is to be located to the south of an existing agricultural building located on the western side of the farm, approximately 500m west of the farmhouse and farmstead. The site is accessed from Pinwall Lane by means of an existing vehicular access and existing agricultural track.

4 AGRICULTURAL NEED

4.1 The application building will be used to store grain crops, winter feed, agricultural machinery and hay, enabling the efficient running of the farm and supporting its growth. Presently, there is not enough capacity within the existing buildings to cater for these needs sufficiently.

- The farm does not have enough storage capacity to store grain after harvest. Presently, the farm is forced to sell the grain crop straight from the field after harvest. The implication of this means the crop is often sold at a cheaper rate, ultimately impacting the crops return. The farm needs the ability to store grain in order to benefit from a better return at other times of the year. This will help support the longevity and viability of the enterprise.
- Similarly, the farm does not have sufficient space to store hay crops produced on the farm. During lambing season, other buildings are required to accommodate the 200 flock of breeding ewes. To make space for the ewes, hay is moved outside but this often spoils the hay meaning it can no longer be sold to the open market later in the year. Additional hay storage will prevent this from occurring and will again help support the longevity and viability of the enterprise.
- The farm is currently storing several items of existing machinery outside. This is causing maintenance issues and loss of value to the assets.
- The farm is investing in new equipment. This needs to be stored inside from the outset to avoid the maintenance and devaluation issues referenced above.
- As well as investing in new machinery the farm is seeking to expand with more arable and grassland and the new building will facilitate this expansion.

5 PERMITTED DEVELOPMENT ELIGIBILITY

A.1 Development is not permitted by Class A if:	Comment
(a) the development would be carried out on a separate parcel of land forming part of the unit which is less than 1 hectare in area;	The development would not be carried out on a separate parcel of land under 1 hectare in area.
(b) it would consist of the erection or extension of any agricultural building on an established agricultural unit (as defined in paragraph X of Part 3 of this Schedule) where development under Class Q or S of Part 3 (changes of use) of this Schedule has been carried out within a period of 10 years ending with the date on which development under Class A(a) begins;	There has been no development under Class Q or S of Part 3 undertaken within the past 10 years on the agricultural unit.
(c) it would consist of, or include, the erection, extension or alteration of a dwelling;	The development does not involve the erection, extension or alteration of a dwelling.
(d) it would involve the provision of a building, structure or works not designed for agricultural purposes;	The building is designed for agricultural purposes.
(e) the ground area which would be covered by— (i) any works or structure (other than a fence) for accommodating livestock or any plant or machinery arising from engineering operations would exceed 1,000 square metres; or (ii) any building erected or extended or altered by virtue of Class A would exceed 1,500	The proposed building is not proposed to accommodate livestock. The building is for the storage of grain, agricultural machinery, winter feed and hay with a ground area totalling 972 square metres.

square metres, calculated as described in paragraph D.1(2)(a) of this Part;

(2) For the purposes of Classes A, B and C—

(a) an area “calculated as described in paragraph D.1(2)(a)” comprises the ground area which would be covered by the proposed development, together with the ground area of any building (other than a dwelling), or any structure, works, plant, machinery, ponds or tanks within the same unit which are being provided or have been provided within the preceding 2 years and any part of which would be within 90 metres of the proposed development;

There is an existing agricultural building located within 90m to the north of the proposed building. The planning reference for this is 20/00826/AGDO. This building was constructed during June 2023 (and this is clearly visible on Google Earth maps at that time as shown below). The building is located within 90m of the proposed development but as already highlighted, was constructed more than 2 years ago. The ground area for this building is not therefore included in the calculation in accordance with D.1(2)(a).



Whilst planning permission 25/00915/FUL includes the formation of a wildlife pond, this is situated more than 90m away from the proposed development; and, in any event, it is not for fish farming purposes. It is not part of the calculation in accordance D.1(2)(a). The caravan storage area is also more than 90m away and this was installed more than two years ago.

The ground area to be covered by the development complies with Class A (e)(i) and (ii) when calculated as described in paragraph D.1(2)(a).

(f) the height of any part of any building, structure or works within 3 kilometres of the perimeter of an aerodrome would exceed 3 metres;

The proposed development is not within 3 kilometres of an aerodrome.

(g) the height of any part of any building, structure or works not within 3 kilometres of the perimeter of an aerodrome would exceed 12 metres;	The building would not exceed 12 metres in height.
(h) any part of the development would be within 25 metres of a metalled part of a trunk road or classified road;	The development is sited over 25 metres from both Atherstone Road and Pinwall Lane.
(i) it would consist of, or include, the erection or construction of, or the carrying out of any works to, a building, structure or an excavation used or to be used for the accommodation of livestock or for the storage of slurry or sewage sludge where the building, structure or excavation is, or would be, within 400 metres of the curtilage of a protected building;	The proposed building is not for the accommodation of livestock, or the storage of slurry or sewerage sludge and it is not within 400m of the curtilage of a protected building.
(j) it would involve excavations or engineering operations on or over article 2(4) land which are connected with fish farming;	The proposal does not involve excavations or engineering operations on or over article 2(4) land which are connected with fish farming.
(k) any building for storing fuel for or waste from a biomass boiler or an anaerobic digestion system— (i) would be used for storing waste not produced by that boiler or system or for storing fuel not produced on land within the unit; or (ii) is or would be within 400 metres of the curtilage of a protected building; or	The proposed building is not for storage of waste and is not within 400m of the curtilage of a protected building.
(l) the erection or extension of a building would be carried out on	The proposed building is not on land of or within the curtilage of a scheduled monument.

land or a building that is, or is within the curtilage of, a scheduled monument.	
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Conditions

A.2 (2) Subject to sub-paragraph (3), development consisting of—

- (a) the erection, extension or alteration of a building;
- (i) the developer must, before beginning the development, apply to the local planning authority for a determination as to whether the prior approval of the authority will be required as to the siting, design and external appearance of the building.

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, the design follows that of the agricultural building adjacent to the application site. 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.

5 SUMMARY AND CONCLUSIONS

The proposal is considered to meet the criteria of Class A of Part 6 of Schedule 2 of Article 3 of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

No prior approval is required in relation to the matters of siting, design and external appearance of the building.