DELEGATED REPORT

Recommendation Made: 29 April 2008

Reference:- 08/00359/GDO **Parish:- Sutton Cheney Parish Council**

Applicant:- C And M E Draycott And Son
Poplars Farm
Sutton Lane
Dadlington
Nuneaton

Location:- Poplars Farm Sutton Lane Dadlington Nuneaton Leicestershire

Proposal:- ERECTION OF AN AGRICULTURAL BUILDING

Introduction:-

This is a GDO application for the erection of a new agricultural building at Poplars Farm, Sutton Lane, Dadlington. The applicant has confirmed that the building will be used for general storage, not for housing livestock.

Planning History

There is no relevant planning history, the last GDO application for the farm was 1995.

Consultations:-

No objections have been received.
Environmental Health has submitted advisory comments if the building is to be used to house livestock.

Development Plan Policies:-

Policies BE1 and NE5 of the Hinckley & Bosworth Borough Council Local Plan.

Appraisal:-

The building is of appropriate design and materials for its intended use and will be positioned amongst a cluster of existing barns on the farm.

The size of the building at 22.85m x 10m x 4.8 m to the ridge is of appropriate size and is in keeping with the scale and character of the existing buildings.

The site is set back approximately 240 metres from the nearest roads, and there are no other dwellings or agricultural holdings in the near vicinity. The development will therefore not cause any lose of amenity .The site is well screen via established trees and hedges, the development, meaning the development will be screened off and will not be easily visible.

Overall, the design and position of the development is satisfactory and it is considered that a full planning application is not required.

Contact Officer:- Louise Winson Ext 5898