

AGRICULTURAL BUILDING JUSTIFICATION

APPLICATION FOR A PROPOSED AGRICULTURAL BUILDING

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



Prepared by LiteBox Architecture

19th July 2024

Contents:

- 1.0 Introduction
- 2.0 Report Summary
- 3.0 Location
- 4.0 Description
- 5.0 Existing Farm Buildings
- 6.0 Business Structure & Equipment
- 7.0 Agricultural Justification
- 8.0 Conclusion

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, growing agricultural and arable land farming.

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 12th April 2024

Date of Report:

Wednesday 1st May 2024 / Amended 19th July 2024

Requirement:

It is understood that LiteBox Architecture submit a prior approval application and assess the justification for an agricultural building to house farm machinery and associated equipment.

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).

2.0 Report Summary:

- Approx. over 5 hectares of agricultural land
- 2no agricultural buildings
- Arable Land; Fishing Pond; Agricultural machinery used by the farm business to carry out day to day tasks.

3.0 Location:

Over 5 hectares of land adjacent to the 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. The land has been in ownership of our client for the last 20+ years for agricultural purposes and now provides an area for the relocation of the previous Mulberry farm in Stoke Golding village that has been given up to provide redevelopment for much needed residential housing. Due to this the client is reconstructing new barns to house some supplies for their agricultural business whilst the transition is completed.



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 and steel framed barn for storage of agricultural supplies

Hardstanding:

Existing hard standing area directly accessible of the main access road. The existing hardstanding was originally located to the end of the access road and re-covered in 2019 with a small layer of compacted stone to allow access to the barns all year round. The land lies wet during winter months so a hardstanding was required to manoeuvre farm equipment and prevent any access material being transferred to the adjacent road.

6.0 Business Structure and Equipment

The farm extends to over 5 hectares of arable and grass land. The agricultural land forming the main part of the business for farming crops and hay storage. The existing machinery is located at Mulberry Farm and is currently driven numerous times, daily to Little Mulberry Farm to farm/maintain the land and re-stock hay to Mulberry farm.

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

1x 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

7.0 Agricultural Justification

Our client is looking to construct a storage area to provide storage for farm machinery and associated equipment for use with the farm daily activities. The farm currently has no storage facilities located on the site for housing of farm machinery and equipment and adequate storage of products.

The previous Mulberry Farm located within the village of Stoke Golding has been given up to support redevelopment for much needed residential housing.

Planning Reference 22/0066/FUL – demolition of the existing Mulberry Farm buildings, retention of Mulberry Farmhouse and proposed erection of 25no residential units with associated parking facilities, amenity space, landscaping, village green, pond and paddock.

The additional barn space is needed to house all the farm equipment securely, safely and with easy of access for farming the land.

Proposed Storage Building

Design:

The structure will be 30.05m 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 Highways

It is noted there has been comments from Leicestershire County Highways dated 31st May 2023. With the following comments:

“The LHA note that the access meets the public highway at an irregular angle. The LHA request that the applicant provides details of the current and proposed number of trips at the site. If the proposals are likely to result in the intensification of the site access the LHA will require the applicant to provide a detailed site access plan, demonstrating width, surfacing, radii, gradient, visibility splays and a swept path analysis showing vehicle tracking of the largest anticipated vehicle to use the site”.

In terms of coming and goings from the site, the client currently visits the site with a loader and telehandler every day approximately 6-10 times per day and during hay making season the equipment in coming and going from the site hourly. Throughout the rest of the year the client has a variety of machinery, tractors, trailers etc to both collect large quantities of hay and straw as they are sold and to

maintain and farm the land. This is currently the situation as the machinery is located at Mulberry Farm approximately 6 miles away. If permission is granted for the new barn and the planning permission is implemented for demolition of Mulberry Farm, the farm machinery will be re-located to Little Mulberry Farm. This will then eliminate the traffic to the site currently and thus reduce the comings and going considerably as the client will no longer need the machinery to leave the Little Mulberry site. Therefore, on this basis we do not believe there will be any concerns in terms of any increased comings and going to the site, in fact this will be reduced significantly.

In terms of the current speed limit for Upton Road of 60mph, the access to Little Mulberry farm sits between two bridges and therefore becomes a natural traffic calming measure and vehicles will slow considerably to approximately 20-30mph to cross over the bridge before slowing to a stop to cross the next bridge.

We feel that the above details provides a satisfactory conclusion to the concerns of LHA comments.

9.0 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.*

10.0 Conclusion

In the interests of maintaining machinery for as long as possible and preventing avoidable rust, damage, or deterioration during the winter months it is certainly preferable to store machinery under cover. This could not be truer than in relation to machinery which large amounts of moving parts, such as tedders, required for haymaking. There is no room to store machinery as currently the other existing buildings are used for storage of products. Therefore, full planning approval is justified for the proposed building for the purposes of housing agricultural machinery and use and covered space for maintaining machinery during its lifetime. Please see the list under the heading 6.0 Farm Machinery for the current machinery that will need to be rehoused at Little Mulberry Farm due to relocation.

This is a proposal that is necessary for continuation of an agricultural business 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.

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 less than 6m to 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.