DELEGATED REPORT

Recommendation Made: 28 April 2011

Reference:- 11/00138/GDO **Parish:- Nailstone Parish Council**

Applicant:- Mrs Cathy Springthorpe
1 Grange Road
Nailstone
Nuneaton
Leicestershire

Location:- 1 Grange Road Nailstone Nuneaton Leicestershire CV13 0QW

Proposal:- ERECTION OF PORTAL FRAMED AGRICULTURAL BUILDING

Introduction:-

This is an application for prior notification under the Town and Country Planning (General Permitted Development) Order 1995 Schedule 2, Part 6 for the erection of a portal framed agricultural building at 1 Grange Road, Nailstone.

The agricultural holding comprises an area of 2.97 hectares and has been in operation in excess of 23 years. The proposed building will measure 18.28 metres in length, by 13.71 metres in width and will have a maximum height of 6.25m. The external walls of the building are to be constructed in concrete panel and steel cladding with grey and green finishes and a grey fibre cemented roof.

The proposed building is to be sited to the north of the an existing farm building. The building will be used to storage of grain and food.

No relevant planning history.

Consultations:-

No consultation has been undertaken.

Development Plan Policies:-

Town and Country Planning (General Permitted Development) Order 1995 Schedule 2, Part 6, 'Agricultural Buildings and Operations'.

Appraisal:-

The main considerations in respect of this application are whether the proposed agricultural building meets the criteria for permitted development in Schedule 2, Part 6, Class B which relates to development on agricultural units of less than 5 hectares.

The site area (land associated with the proposed building) is 2.78 hectares.

Schedule 2, Part 6, Class B relates to development on agricultural land of units of less than 5 hectares and does not provide permitted development rights for the erection of a building, only extension or alteration to an existing agricultural building, and even then subject to meeting a number of other criteria.

Given the information submitted it is considered that the proposed building cannot be considered to be permitted development under the provisions of Schedule 2, Part 6, Class B and will require planning permission in this case.

RECOMMENDATION:- REFUSE, for the following reasons:-

Reasons :-

1 From the information that has been provided and a visit to the site, you are hereby notified on behalf of Hinckley and Bosworth Borough Council, acting as Local Planning Authority, that planning permission is needed for the proposal as it would not be classed as permitted development as defined within the Town and Country Planning (General Permitted Development) Order 1995, Schedule 2, Part 6, Class B. This is because it involves a new building on an agricultural unit of less than 5 hectares.

Notes to Applicant:-

Contact Officer:- Ebbony Mattley Ext 5691