

**Case Officer:** Sarah Greenall

**Recommendation:** Prior Approval  
Not Required

**Applicant:** Mr James Shouler

**Proposal:** Proposed building for the storage of machinery and forage to support expanding pedigree cattle enterprise

**Expiry Date:** 11 November 2019

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## **1. APPLICATION SITE AND LOCALITY**

- 1.1. The site consists of agricultural land situated off a private lane accessed via Main Street in Wendlebury. The applicant has indicated that 160 hectares of agricultural land is within their ownership, and the parcel of land to which the proposal is sited is 1 hectare or more.
- 1.2. The land contains existing agricultural units, as well as dwellings attached to the farm, all of which are accessed from the private road off Main Street. The site is not within a conservation area, however there is a public footpath (398/6/10) that runs through the agricultural unit. The proposed building would be located over 75 metres from the public footpath. There are no further site constraints directly relevant to this application.

## **2. DESCRIPTION OF PROPOSED DEVELOPMENT**

- 2.1. This agricultural notification relates to the proposed erection of an agricultural storage building for the storage of machinery and forage. The footprint of the building is proposed to have a depth of 36.5 metres, width of 24.3 metres, with a ridge height of 6 metres dropping to 4 metres at the eaves. It will be finished in Yorkshire boarding (wood) with a grey profile sheeting roof.

## **3. RELEVANT PLANNING HISTORY**

- 3.1. There is no planning history directly relevant to the proposal.

## **4. PRE-APPLICATION DISCUSSIONS**

- 4.1. No pre-application discussions have taken place with regards to this proposal.

## **5. RESPONSE TO PUBLICITY**

- 5.1. This is not a planning application and therefore it has not been advertised.

## **6. RESPONSE TO CONSULTATION**

- 6.1. Due to the nature of this submission no consultation has been carried out.

## **7. RELEVANT PLANNING POLICY AND GUIDANCE**

- Part 6, Class A of The Town and Country Planning (General Permitted Development) (England) Order 2015.

- The Town and Country Planning (General Permitted Development) (England) (Amendment) Order 2018.

## **8. APPRAISAL**

- 8.1. The proposal has been assessed against the criteria set out in Part 6, Class A of The Town and Country Planning (General Permitted Development) (England) Order 2015 and it is considered that the development does not require planning permission.
- 8.2. The agricultural unit consists of approx. 160 hectares and the parcel of land upon which the building would be sited exceeds 1 hectare in size. No applications for development under Classes Q or S have been identified which relate to the Elm Tree Farm site.
- 8.3. The work would not involve the extension or alteration of a dwelling; the buildings are designed for agricultural purposes; the ground area covered by buildings would be less than 1,000 square metres; the site is not within 3km of an aerodrome, and would not exceed 12 metres in height; no part of the development would be within 25 metres of a trunk or classified road; and the buildings would be used for agricultural storage, and not for the accommodation of livestock or storage of slurry or sewerage sludge.
- 8.4. Whilst it is possible the building would be clearly visible from the public domain (given the open views across the fields from the footpath), it is considered to be appropriate within its context. Furthermore, it would be constructed in materials that are considered of a typical agricultural style and which are usually seen on these types of buildings. Given its scale and siting, it is considered that the proposal would have a limited visual impact from the footpath.

## **9. PLANNING BALANCE AND CONCLUSION**

- 9.1. Overall, it is considered that the proposed building is required for the purposes of agriculture and its scale, siting and design are acceptable. The proposal meets all of the criteria of Part 6, Class A of The Town and Country Planning (General Permitted Development) (England) Order 2015 and as such, prior approval is not required in this instance.

## **10. RECOMMENDATION**

**Recommendation:** Prior approval not required.

Case Officer: Sarah Greenall

DATE: 08.11.2019

Checked By: Paul Ihringer

DATE: 11/11/19

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