

Case Officer: Emma Whitley

Recommendation: Prior approval not required

Applicant: Miss J Adams

Proposal: Erection of a building - purpose built grain store

Expiry Date: 20 June 2022

1. APPLICATION SITE AND LOCALITY

1.1. The application site relates to an agricultural parcel of land adjacent to Pool Farm. There are no site constraints considered relevant to this proposal.

2. DESCRIPTION OF PROPOSED DEVELOPMENT

2.1. The application seeks the opinion of the local planning authority as to whether prior approval is required for the siting of an agricultural building to provide dry storage for grain. The proposal would have a maximum roof ridge height of 8.4m, with an eaves height of 6m and would measure 27m (width) x 18.5m (depth)98, constructed from green metal sheeting and concrete panels.

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 regard to this proposal.

5. RESPONSE TO PUBLICITY

5.1. Due to the nature of the application, publication has not been required.

6. RESPONSE TO CONSULTATION

6.1. Below is a summary of the consultation responses received at the time of writing this report. Responses are available to view in full on the Council's website, via the online Planning Register.

Godington Parish Council – No comments or objections received at the time of drafting the report.

7. RELEVANT PLANNING POLICY AND GUIDANCE

- National Planning Policy Framework (NPPF)
- Part 6, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (GPDO 2015)
- The Town and Country Planning Act 1990

8. APPRAISAL

- 8.1. I have no reason to doubt that the proposed use is agricultural. The applicant indicates that the total area of the agricultural unit is 98 hectares. I therefore consider Part 6, Class A of the GPDO 2015 to be relevant.
- 8.2. The proposal is for a new building. The development would not take place upon a separate parcel of land forming a part of the unit which is less than 1 hectare in area.
- 8.3. No developments under Class Q or S of Part 3 of the GPDO have been identified within the preceding 10 years.
- 8.4. A dwelling is not proposed, and the structure is designed for agricultural purposes.
- 8.5. There have been no other 'AGN' applications associated with Miss J Adams or Pool Farm within the last two years, and the ground area would not exceed 1,000 sqm. The building is not for livestock, or plant or machinery associated with an engineering operation.
- 8.6. The building would not be within 3km of an aerodrome (as defined in the GPDO 2015) (3.07km), and the structure would not exceed 12 metres in height.
- 8.7. The building would be over 25 metres from a metalled part of a trunk road, or classified road.
- 8.8. The building would not be used for the accommodation of livestock, or the storage of slurry or sewerage sludge, and would not be connected to fish farming. The building would not be used in connection with a biomass boiler or anaerobic digestion system.
- 8.9. The development would involve the erection of an agricultural building. The building is not immediately visible from the public realm, due to screening from vegetation and being situated approximately 243m from the nearest road. I do not consider that the building would be an unexpected or harmful addition to the landscape.
- 8.10. I consider the siting, design and external appearance of the building to be acceptable and recommend that the prior approval of the Local Planning Authority is not required.

9. RECOMMENDATION

Prior approval not required.

Case Officer: Emma Whitley

DATE: 13/06/22

Checked By: Paul Ihringer

DATE: 20/6/22
