

Application for the erection of an agricultural building - Class A agricultural development on units of 5 hectares or more

Agent

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Applicant

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Site

Easting 529631
Northing 232383

Contents

Site plan ref 01
Location plan ref 02
Drawings ref 20-8349
Land maps ref 03/04

Agricultural Holding Number: SBI 200557622

Planning history

20/02980/AG - approved

The Proposal

This application seeks permission to erect a new agricultural building to support the current and future farming activity.

The applicant has increased the farmed land from 23 with a further 17 acres, totalling 40 acres. With the increase in the land, it is the applicant's intention to utilise both the existing and proposed buildings with the existing building being used as secure storage for the agricultural machinery which is used on the farm. This includes tractors, accessories/attachments eg drilling equipment, digger, haymaker and mowers.

The storage of the farm's machinery is an important factor and is required for security and to maximise its lifespan.

With the increase in the land, additional storage is required for grain, wheat, barley and rape. The proposed barn will ensure that this can be kept dry, watertight and rodent/bird proof to comply with the Farm Assured criteria.

Modern day farming requires storage as economic incentives mean that grain is often stored for longer periods prior to processing. During the storage, the grain quality and its safety may deteriorate but with safe storage, it minimises the risks in the supply chain and safeguards food safety for consumers.

Grain stores require preparation and hygiene for long & short term storage with the main causes of spoilage being fungi, insects and mites. Grain remains a 'living' crop and it is susceptible to infection by moulds and infestation by pests. Monitoring the temperature and moisture content is important. In order to ensure this, grain should be clean and dry and stored separately from farm equipment and machinery.

Structure

The proposal will be constructed of a steel frame with a solid concrete floor. The walls will be 2m concrete walls internally with the remaining being wooden cladding. The positioning of the barn will butt up to the existing barn and will have a roller shutter to the front and to the side along with a walk in entrance adjacent. The roller shutter doors will prevent water, rodents etc.

The roof will be tin coloured green with 48 rooflights installed with red caps as per Health & Safety requirements. The rainwater will be collected by PVC gutters & downpipes with the surface water being directed to the existing rain water drainage system.

The applicant has considered the benefits of the installation of solar panels to the roof. The benefits of solar being energy efficiency, reduces carbon emissions and improve the conditions for storage.

The proposed panels would not exceed more than 200mm from the roof slope and not exceed the highest part of the roof. Monocrystalline panels are the standard recommendation due to their high efficiency and performance in the UK's variable weather.

Class A criteria

In view of the criteria, the applicant confirms that this application meets the requirements.

Development is not permitted by Class A if...

(a) the development would be carried out on a separate parcel of land forming part of the unit which is less than 1 hectare in area; - **meets criteria**

(b)it would consist of the erection or extension of any agricultural building on an established agricultural unit (as defined in paragraph X of Part 3 of this Schedule) where development under Class Q or S of Part 3 (changes of use) of this Schedule has been carried out within a period of 10 years ending with the date on which development under Class A(a) begins; - **meets criteria**

(c)it would consist of, or include, the erection, extension or alteration of a dwelling; - **meets criteria**

(d)it would involve the provision of a building, structure or works not designed for agricultural purposes; **meets criteria**

(e)the ground area which would be covered by— **meets criteria (i)(ii)**

(i)any works or structure (other than a fence) for accommodating livestock or any plant or machinery arising from engineering operations]; or

(ii)any building erected or extended or altered by virtue of Class A

(f)the height of any part of any building, structure or works within 3 kilometres of the perimeter of an aerodrome would exceed 3 metres;- **meets criteria**

(g)the height of any part of any building, structure or works not within 3 kilometres of the perimeter of an aerodrome would exceed 12 metres; - **meets criteria**

(h)any part of the development would be within 25 metres of a metalled part of a trunk road or classified road; - **meets criteria**

(i)it would consist of, or include, the erection or construction of, or the carrying out of any works to, a building, structure or an excavation used or to be used for the accommodation of livestock or for the storage of slurry or sewage sludge where the building, structure or excavation is, or would be, within 400 metres of the curtilage of a protected building;- **meets criteria**

(j)it would involve excavations or engineering operations on or over article 2(4) land which are connected with fish farming; - **meets criteria**

(k)any building for storing fuel for or waste from a biomass boiler or an anaerobic digestion system— **meets criteria (i)(ii)**

(i)would be used for storing waste not produced by that boiler or system or for storing fuel not produced on land within the unit; or

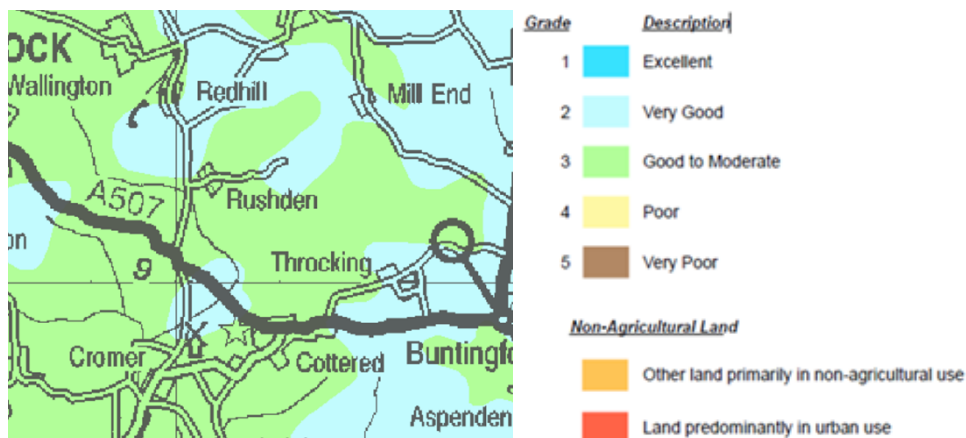
(ii)is or would be within 400 metres of the curtilage of a protected building [F5; or

(l)the erection or extension of a building would be carried out on land or a building that is, or is within the curtilage of, a scheduled monument].- **meets criteria**

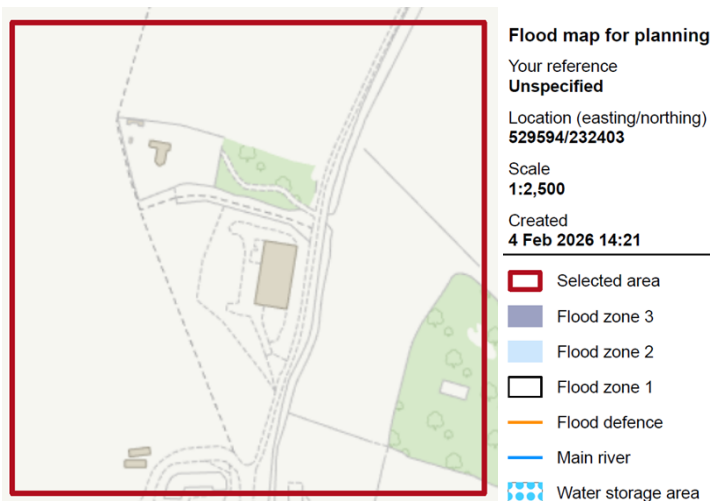
Site

The proposed building will be located some distance from the nearest highway and adjacent to the existing agricultural barn. It will be screened from the footpath by the existing building which is partially screened by existing vegetation and bunding.

Agricultural Land Classification map Eastern Region (ALC008)



Historically the area is not a flood risk site and the site/farm is not located within a flood risk zone.



Ecology

Under Class A Permitted Development, it is exempt from the mandatory 10% BNG requirement. However a site walk over has been conducted with the applicant prior to this submission which confirms that the site is exempt from the mandatory 10% net gain. The site has no habitats present as the proposal is to be erected on existing hardstanding. No biodiversity is being destroyed to create the barn and so the trading rules have been satisfied.