

JW/2390/0325

19th March 2025

Development and Conservation
North Hertfordshire District Council
PO Box 10613
Nottingham
NG6 6DW



Dear Sir/Madam

**LAWFUL DEVELOPMENT CERTIFICATE (PROPOSED USE)
STATIONING OF TEMPORARY MOBILE POULTRY UNIT
ELMDENE FARM, BEDFORD ROAD, ICKLEFORD, HERTFORDSHIRE, SG5 3RS**

We are acting on behalf of Fraser Murray of F & G Murray Ltd in respect of a Lawful Development Certificate submitted to TDBC via the Planning Portal (PP-13871827).

The holding referred to as Elmdene Farm extends to 124.97 acres, all of which is down to permanent pasture. Currently used for grazing and conservation for the sheep flock, our client is now looking to diversify the farming business into poultry.

The proposal relates to the provision of a temporary structure for the housing of laying hens measuring 42.8m x 12.0m in size and 4.84m to the ridge in addition to the provision of 2 no. feed bins at 5.7m high.

The material specifications are as follows:
Roofing : PVC Tarpaulin (RAL 6020 - Dark Green)
Walls : sandwich panels 40 mm PUR foam - RAL 7016/7016
Ceiling sheet: Polyane (white or black)
Roof insulation : Glasswool 80 mm

The mobile structure will provide accommodation for 4,000 hen places. Built on skids and moved by winch, the unit is not physically attached or connected to the ground and does not require any hardstanding. Despite being relatively substantial in size, the structure is designed to be moved across the field without dismantling. The intention is to move it every 3 months during the flock season and possibly more frequently subject to conditions and grazing regime. The structure will be linked to a temporary water and electric supply in a similar way to a caravan hook-up.

The structure will be permanent in that it is weather-proof and intended to be used for a number of years, but it will not be located in any one place. As noted on the attached location plans, the red line identifies the fields to be used to site the structure. The proposed feed bins will likewise be movable and mounted on a 'metal pallet' which is designed to be relocated by a tractor with pallet forks.

Size, permanence and method of attachment to the ground are significant factors in considering whether the poultry unit constitutes a building operation.



The proposed structure as described above is not considered to be a building as defined by Section 55 of the Town & Country Planning Act 1990. The stationing of the structure on agricultural land and their use for the keeping of poultry for agricultural purposes does not therefore constitute a material change of use and no development is involved.

Given the mobile nature of these structures, we trust you agree that these are not buildings for the purposes of s55 of the TCPA 1990.

To support the application we provide the following:

- Completed application form;
- Location and site plans (including land plan of the holding);
- Example determinations by other LPAs and an appeal decision (which relates to smaller timber structures but the principles are identical to the subject case);

We trust everything meets with your approval and that the LPA consider the matter favourably and grant consent. Needless to say, should you have queries please do not hesitate to contact me.

Yours sincerely



James H Whilding *MRICS FBIAC*
Director
Acorus Rural Property Services Ltd

