

## SUPPORTING STATEMENT

on behalf of Mr L Shaw & Mr E Shaw

Proposal for the erection of an agricultural building for storage of  
agricultural produce and machinery

Land at Ashbrook Lane, St Ippolyts, Hertfordshire, SG4 7PB

Prepared by: James Bailey MRICS FBIAC MARLA

For and on behalf of Brown & Co.

Brown & Co is a leading provider of agency, professional and consultancy services across the whole range of rural, commercial, residential, and agricultural markets.

Date: 18<sup>th</sup> June 2025

Reference: AP60312

## 1. Introduction

- 1.1 This statement has been prepared to support the prior approval application for a proposed agricultural building to support the applicants existing farming business on land at Ashbrook Lane, St Ippolyts.
- 1.2 The building subject to this application is an agricultural building and is re-submission of the earlier application as submitted under reference 24/02890/AG.
- 1.3 The application has been re-submitted following comments received from the Local Authority, on the buildings positioning. The proposed building has been repositioned and subject to additional external appearance changes, in line with the comments received.
- 1.4 The land subject to this application extends to 21 hectares and forms part of the applicants, mixed farming business, which currently extends to approximately 425 hectares.
- 1.5 This statement should be read in conjunction with the submitted drawings as prepared by Brown & Co and Graham Heath Construction.

## 2 Site and Surroundings

- 2.1 The land subject to this application is located adjoining the settlement of St Ippolyts.
- 2.2 The application site is accessed via the existing entrance/access from Ashbrook Lane.
- 2.3 This land adjoining the proposed agricultural building is grassland used for haymaking and silage purposes in connection with the applicant's farming business.
- 2.4 The location of the building has been positioned to represent an agricultural building typical of the surrounding rural area in terms of appearance and functionality.

## 3 The Proposal

- 3.1 In view of the changing policy in agriculture and the removal of agricultural support and subsidies, the need to ensure produce and machinery are kept in the best condition is paramount. The proposed building will ensure produce harvested and produced by the applicant, can be stored to the highest standards to ensure quality of produce is preserved and agricultural machinery is able to be stored securely.
- 3.2 The current proposal is a re-submission of application 24/02890/AG for the erection of an agricultural building and following the comments received from the Local Authority during this application, the building subject to this application as now been repositioned further to the North, with the access doors having been repositioned to all face East, with the proposed roller shutter doors now being green in colour to enable the building to further blend with the surrounding area and landscape.
- 3.3 The supporting Graham Heath and Brown & Co plans detail the buildings elevations, floor plans and positioning.

### *Use*

- 3.4 The proposal is for the storage of hay, straw and agricultural machinery, produced and used in connection with the applications farming business. The building will provide essential cover for hay and straw produced by the applicant to support their farming business

### ***Amount***

- 3.5 The area of the building subject to this application, measures 36m x 18m, with a total floor area of approximately 648 m<sup>2</sup>.

### ***Layout***

- 3.6 By reference to the submitted plans, the building has been re-designed and positioned to avoid access points/doors facing residential properties and re-located further North within the field.
- 3.7 The location of the site has been reconsidered, and the proposed building has been re-located following correspondence received as part of application 24/02890/AG.

### ***Scale***

- 3.8 The proposed development is considered to be of an appropriate scale and design for the proposed agricultural use.

### ***Appearance***

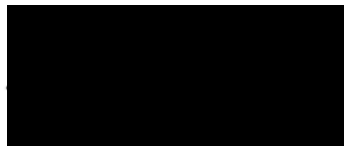
- 3.9 The appearance of the building has been carefully considered and is proposed to be clad in green profile cladding, with green roller shutter doors to blend with the surrounding area.
- 3.10 The appearance of the building will be an agricultural building typical of the local area.

## **4 Policy Context**

- 4.1 The proposed development has been considered in accordance with the current Town & Country Planning (General Permitted Development) (England) order 2015 (as amended) – Schedule 2, Part 6.

## 5 Conclusion

- 5.1 The proposed application is considered to provide support to the applicants farming business through the introduction of an essential agricultural building.
- 5.2 The proposed agricultural building represents a typical agricultural building seen within the surrounding rural landscape and is not considered to detract from the surrounding area, whilst providing essential infrastructure for the applications existing farming operations.
- 5.3 The proposed building has been positioned and designed to provide functionality and to blend with the surrounding agricultural landscape, following comments received within application 24/02890/AG.
- 5.4 Having considered the proposed development it is, in my view, deemed to be consistent with policy and should be permitted.



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James Bailey MRICS FBIAC MARLA

March 2025