

**Correspondence address:**

PO Box 10613, Nottingham, NG6 6DW

Telephone: 01462 474000

Application to determine if prior approval is required for a proposed: Erection, Extension or
Alteration of a Building for Agricultural or Forestry use

The Town and Country Planning (General Permitted Development) (England) Order 2015 (as
amended) - Schedule 2, Part 6

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number	
Suffix	
Property Name	Lilley Bottom Farm
Address Line 1	Lilley Bottom
Address Line 2	
Address Line 3	Hertfordshire
Town/city	Lilley
Postcode	LU2 8NH

Description of site location must be completed if postcode is not known:

Easting (x)	Northing (y)
513417	225092

Description

Applicant Details

Name/Company

Title

Ms

First name

Emily

Surname

Moore

Company Name

The Cown Estate c/o Carter Jonas

Address

Address line 1

The Maltings

Address line 2

Blisworth Hill Business Park

Address line 3

Stoke Road

Town/City

Blisworth

County

Northamptonshire

Country

United Kingdom

Postcode

NN7 3DB

Are you an agent acting on behalf of the applicant?

- ☒ Yes
- ☐ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

***** REDACTED *****

Fax number

Email address

***** REDACTED *****

Agent Details

Name/Company

Title

Miss

First name

Eleanor

Surname

Willlats

Company Name

Weldon Beesly

Address

Address line 1

The Old Dairy Barn

Address line 2

Offley Hoo

Address line 3

Hoo Lane

Town/City

Hitchin

County

Country

United Kingdom

Postcode

SG53ED

Contact Details

Primary number

***** REDACTED *****

Secondary number

***** REDACTED *****

Fax number

Email address

***** REDACTED *****

The Proposed Building

Please indicate which of the following are involved in your proposal

- ☒ A new building
- ☐ An extension
- ☐ An alteration

Please describe the type of building

The proposed agricultural building will be 330 sq m in floorspace, with an additional hard standing area and concrete apron surrounding it creating 756 sq m of development. The building form is simple and rectangular measuring 17.00 metres (length) by 20.00 metres (width). The roof will be pitched at 12.5 degrees with a ridge height of 9.46 metres and the eaves height 7.5 metres. The front elevation will include a two-metre roof overhang to create 40 sq m of covered area at the front to ensure the barn remains dry and crops do not get damp.

Please state the dimensions of the building

Length

19 metres

Height to eaves

7.5 metres

Breadth

20 metres

Height to ridge

9.46 metres

Please describe the walls and the roof materials and colours

Walls

Materials

External colour

Dark Grey
Juniper Green (Dark Green)

Galvanized steel portal frame.
Concrete panelling lower wall (3.6m height)
Profile plastisol wall cladding (3.9m height)

Roof

Materials

Fibre Cement Roofing

External colour

Grey

Has an agricultural building been constructed on this unit within the last two years?

☐ Yes

☒ No

Would the proposed building be used to house livestock, slurry or sewage sludge?

☐ Yes

☒ No

Would the ground area covered by the proposed building exceed:

- 1,000 square metres (if relying on the temporary provision to use the permitted development rights as they stood prior to 21 May 2024)

- 1,250 square metres (where the agricultural unit is under 5 hectares)

- 1,500 square metres (where the agricultural unit is 5 hectares or more)

☐ Yes

☒ No

NOTE: If the ground area covered exceeds the square metre limit it will not qualify as Permitted Development and an application for Planning Permission will be required.

Has any building, works, pond, plant/machinery, or fishtank been erected within 90 metres of the proposed development within the last two years?

☐ Yes

☒ No

Would the erection, extension, or alteration be carried out on land or a building that is, or is within the curtilage of, a scheduled monument?

☐ Yes

☒ No

The Site

What is the total area of the entire agricultural unit? (1 hectare = 10,000 square metres)

137.2

Scale

Hectares

What is the area of the parcel of land where the development is to be located?

1 or more

Hectares

How long has the land on which the proposed development would be located been in use for agriculture for the purposes of a trade or business?

Years

70

0

Is the proposed development reasonably necessary for the purposes of agriculture?

- ☒ Yes
☐ No

If yes, please explain why

Lilley Bottom Farm is a working farm and has been for many years. The holding has been farmed by the Andrews family, under the business name 'R Andrews' on a tenancy since 1955. The current tenant Simon Andrews is a long-standing tenant of The Crown Estate, building upon the farming legacy his father created at Lilley Bottom. The agricultural holding comprises some 137.21 hectares (363.76 acres) of agricultural land. However, R Andrews farms approximately 809 hectares (2000 acres) under tenancies. The farmland is in a mix of arable cultivations to produce grain (wheat, barley etc.), straw bales as well as being used for the grazing of cattle. A small area is under pasture and used for equestrian grazing.

The farming business is looking to expand its arable production and requires a new barn to cater for this. There are several existing agricultural barns/buildings in the yard. However, most of these were constructed many years ago (1970/80s) and are now not large enough to safely manoeuvre modern agricultural machinery into them. In particular, modern tractors with large tipping trailers which need to be reversed into the barn to deposit grain.

The modern buildings on site are already being used to their maximum grain and hay storage capacity. Therefore, a new agricultural building is required, which will allow for increased onsite grain storage capacity throughout the year following harvest. Without sufficient future grain storage capacity, the farming business may be required to pay for grain storage off site which can be expensive and add haulage and hire costs to the business. Alternatively, they may be forced to sell their crop straight from the field which would result in the business achieving a much lower price per ton for the grain.

Furthermore, part of the barn can be utilised to store agricultural machinery in a secure location, out of sight from public view. This is increasingly important with the continued theft of plant and machinery from farms which can be costly and disruptive to farming businesses.

Is the proposed development designed for the purposes of agriculture?

- ☒ Yes
☐ No

If yes, please explain why

The proposed agricultural building will be 330 sq m in floorspace, with an additional hard standing area and concrete apron surrounding it creating 756 sq m of development. The building form is simple and rectangular measuring 17.00 metres (length) by 20.00 metres (width). The roof will be pitched at 12.5 degrees with a ridge height of 9.46 metres and the eaves height 7.5 metres. The front elevation will include a two-metre roof overhang to create 40 sq m of covered area at the front to ensure the barn remains dry and crops do not get damp.

The proposed agricultural building will be steel framed with a conventional agricultural appearance. The elevations (apart from the front elevation which will be open-sided) will be clad in profiled plastisol wall cladding (colour Juniper Green) and concrete panel walling. The pitched roof will be clad in grey fibre cement corrugated sheeting interspersed with roof light panels.

The proposed siting is within the existing agricultural compound, surrounded by established hedgerows. The site is located off Lilley Bottom Road and is within a parcel of land of 32.96 hectares (81.34 acres) forming part of the agricultural holding. This siting was chosen because it is within the longstanding compound with existing agricultural buildings. The proposed barn would be entirely in keeping with the existing buildings. The site is also partially screened from the road by established trees, greenery and an existing landscaped bund, thus reducing its visibility from the roadside. Please refer to the submitted photographs.

Does the proposed development involve any alteration to a dwelling?

- ☐ Yes
☒ No

Is the proposed development more than 25 metres from a metalled part of a trunk or classified road?

- ☒ Yes
☐ No

What is the height of the proposed development?

9.4	Metres
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Is the proposed development within 3 kilometres of an aerodrome?

- ☐ Yes
☒ No

Would the proposed development affect an ancient monument, archaeological site or listed building or would it be within a Site of Special Scientific Interest or a local nature reserve?

- ☐ Yes
☒ No

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- ☒ Yes
☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☒ The agent
☐ The applicant
☐ Other person

Declaration

I/We hereby apply for Prior Approval: Building for agricultural/forestry use as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Eleanor Willlats

Date

01/12/2025
