

Planning Statement

Erection of an Agricultural Storage Building

Lower Moorend Farm, Stoney Lane, Caudon

February 2022

Erection of an Agricultural Building – Lower Moorend Farm, Stoney Lane, Cauldon

Project	Lower Moorend Farm
Client	D & F Mycock
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1 Introduction

- 1.1 JMI Planning is a Midlands based town planning consultancy. Its directors are chartered town planners with over 30 years' combined experience in both the public and private sector.
- 1.2 The author of this appraisal, Jon Imber, has worked as both a development control and forward planning officer in local government, and more recently as a senior planning consultant in the private sector. He has extensive knowledge of the planning system and experience of the appeals process. He is a member of the Royal Town Planning Institute.

2 Site and Planning History

- 2.1 The application site forms part of a working farm at Lower Moorend Farm, Stoney Lane, Cauldon.
- 2.2 The holding extends to over 10 hectares, approximately 6.5 of which is owned and a further 4 rented. The County Parish Holding number for the farm is 37/020/0349.
- 2.3 The application site lies to the south of the farmyard and to the south-west of the applicant's farmhouse. Land uses in the wider area include a cement works to the east and a row of residential properties to the west.
- 2.4 The site is relatively flat. Land slopes gently downwards from east to west, and the wider landscape context is one of undulating countryside.
- 2.5 The site has no recent planning history of relevance to these proposals.

2.6 The site and its surroundings are shown on the following photograph.



3 The Proposed Development

- 3.1 It is proposed to erect a general purpose agricultural building on the site.
- 3.2 The proposed building measures 90 feet (27.450 metres) long by 50 feet (15.250 metres) wide. It has an eaves height of 4 metres, and a ridge height of 6.5 metres.
- 3.3 The building is to be finished in a mixture of concrete panels and profile sheets.
- 3.4 The building is to be used for storage of machinery, implements, and bales. It will not

be used to house livestock.

4 Planning Considerations

Principle of Development

- 4.1 The application site forms part of an agricultural holding of greater than five hectares. Schedule 2, Part 6, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) therefore establishes the principle of excavations and engineering operations on the site.
- 4.2 The proposed development would not be carried out on a parcel separate from the remainder of the holding.
- 4.3 No development has taken place under Part 3, Class Q or Part 3, Class S on the unit in the past 10 years.
- 4.4 The proposals do not involve or include the erection, extension or alteration of a dwelling, and do not involve the provision of works not designed for agricultural purposes.
- 4.5 No other agriculture-related development on the holding has taken place within 90 metres of the application site in the past two years.
- 4.6 The proposed building has a floor area of less than 1000m².
- 4.7 The proposed building is sited greater than 25 metres from the nearest road.

- 4.8 The building is not to be used for housing livestock or storing slurry, fuel or waste from a biomass boiler or anaerobic digestion system.
- 4.9 The proposals do not involve the importation or exportation of any materials or waste to or from the holding.
- 4.10 The proposed building therefore accords with the criteria set out in Paragraph A.1 of Schedule 2, Part 6 of the GPDO. As such, the proposed building constitutes permitted development subject to a determination as to whether the prior approval of the local planning authority will be required as to its siting and external appearance.

Siting of the Building

- 4.11 The siting of the proposed building has been carefully considered to minimise its impact upon the character and appearance of the surrounding countryside whilst meeting the growth requirements of the agricultural enterprise.
- 4.12 The building has been sited as close as possible to existing buildings within the farmyard and would be viewed in their context. From the highway it would be viewed against the backdrop of the farmyard and farmhouse. The proposed building would not therefore appear alien or unduly prominent, and would not appear as an isolated intrusion into the countryside.
- 4.13 The building is sufficiently distant from neighbouring dwellings to avoid harming the amenities enjoyed by their occupants.

External Appearance

- 4.14 The building is to be a portal framed structure with a dual pitched roof. It is anticipated that the building will be finished in a mixture of concrete panels and profile sheets.
- 4.15 The form of the building will therefore reflect its agricultural function, ensuring that it responds positively to its built and natural context.

5 Conclusions

- 5.1 The application site forms part of an agricultural holding of greater than five hectares. The proposed building accords with the criteria set out in Paragraph A.1 of Schedule 2, Part 6 of the GPDO. As such, the proposed building constitutes permitted development subject to a determination as to whether the prior approval of the local planning authority will be required as to its siting and external appearance.
- 5.2 The siting of the proposed building has been chosen to minimise its impact upon the character and appearance of the countryside. Its external appearance will reflect its agricultural function ensuring that it does not look out of place within this rural context. It is therefore respectfully requested that prior approval is granted.