

17 June 2024

PRIOR NOTIFICATION OF AN AGRICULTURAL BUILDING

APPLICANT

This application has been prepared by Wharfe Rural Planning on behalf of the applicant, Oakleys Farm Group.

SITE ADDRESS

Oakleys Farm, Little Blakley Lane Farm, Blakley Lane, Dilhorne, Stoke-on-Trent, ST10 2PT.

PROPOSAL

The purpose of the development sought under the prior notification is for the erection of an agricultural building with an associated area of hard standing. The building will be used as a general-purpose agricultural building for the storage of haylage and machinery.

AGRICULTURAL UNIT SIZE

The agricultural unit totals 75.5 acres, the application building will be sited on a parcel of land more than 1 ha in size.

AGRICULTURAL USE

The farm focuses on rare meat production. The success of the livestock rearing for meat has been accelerated by the Covid-19 epidemic that has brought supply chains and food source choices into sharp focus.

The farm rears water buffalo, reindeer, lambs, and camels with future growth planned for the buffalo which will all calf within 12 months. All of the livestock are grazed on the applicant's land to provide a short supply chain and assurance for customers seeking traditional and niche meat products.

The farm supplies several local farm shops, butchers and restaurants. Furthermore, reindeer antlers are harvested yearly after the breeding season; they are used in eastern medicines and health supplements for human consumption as well as chew products for dogs. The livestock are raised on the farm's pasture, supplemented by a natural diet of hay, straw and other grass products.

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Baled hay is produced on the farm that requires more dry storage to prevent it rotting. An increase in livestock and limited storage space means that some grass product needs to be bought in at times of low supply and therefore high price. Conversely, excess hay produced by the farm cannot be stored, so has to be sold straight from the field at times of high supply and low value.

The machinery and implements used by the farm include: tractors, loadall, spreader, mowers, livestock handling equipment, cattle trailer, grain trailers, muck trailers, slurry tanker and more. The existing buildings cannot store all of the equipment and machinery together with the hay and inputs meaning it is left outside, exposed to the elements where it will perish and attract risk of theft or damage.

The demand for space has increased in line with the successful and growing livestock enterprises. The farm cannot operate efficiently without the correct equipment that needs to be stored in secure, dry conditions.

REASONABLY NECESSARY

The business now requires additional space for the storage of hay, feed, machinery, equipment, and fertilizer for the management of the land. The existing building on site is fully utilised.

The farmstead needs a modern building for general agricultural storage to farm efficiently. Seasonal activities require various machinery and storage for produce and inputs, which fluctuate in type and quantity throughout the year. At times, the shed will mainly store produce, while at other times, it will house more machinery.

The building offers two main benefits:

1. It provides safe, weather-protected storage for inputs and produce, allowing longer storage, bulk purchasing and reducing costs of operation.
2. It ensures indoor, secure storage for machinery and equipment, preventing weather damage, easing maintenance, and reducing theft risk.

The building is therefore considered reasonably necessary to meet the varying demands of the farm throughout the year to ensure the efficient operation of the business.

SITING, DESIGN AND EXTERNAL APPEARANCE

The proposed building is a modern, purpose-designed agricultural building, utilising a steel portal frame, timber cladding, concrete side panels and natural grey fibre cement sheet roofing. The building has been designed for the purposes of agriculture and to match the design features and use of the current agricultural building on site.



Figure 1: Proposed elevation

The building will have a floor area of 648sqm, and will have an eaves height of 6m and ridge height of 8.6m. The proposed building will be sited 44m back from Leek Road. The site is accessible via an existing private track of Leek Road, this will not be altered as a result of the scheme. The positioning of the building is shown below.

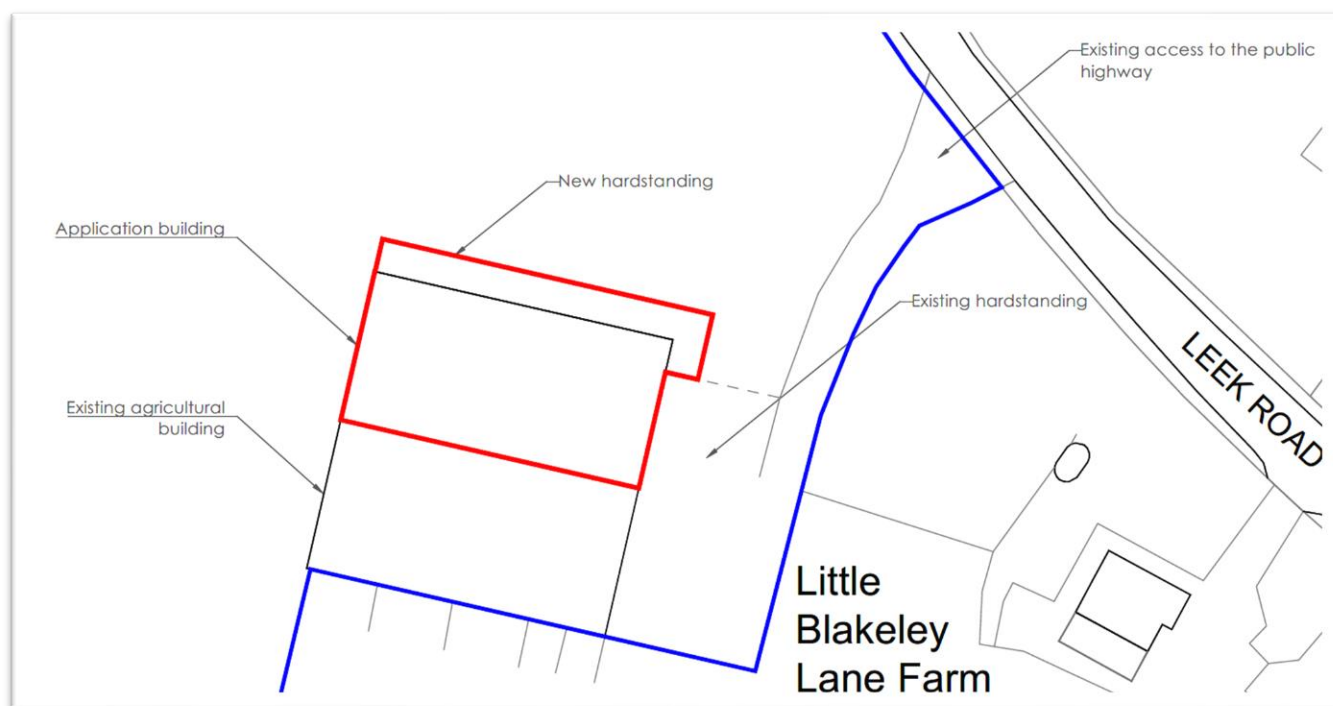


Figure 2: Site Plan

ASSESSMENT AGAINST LEGISLATION

Part 6 Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) sets out the limitations of development permitted by the Order. A response to each of the restrictions is provided below.

Development is not permitted by Class A if:

PARA	THE ORDER	RESPONSE
A.1(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;	COMPLIES

A.1(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;	COMPLIES
A.1(c)	it would consist of, or include, the erection, extension or alteration of a dwelling;	COMPLIES
A.1(d)	it would involve the provision of a building, structure or works not designed for agricultural purposes;	COMPLIES
A.1(e)	the ground area which would be covered by— (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, would exceed 1,000 square metres, calculated as described in paragraph D.1(2)(a) of this Part;	COMPLIES
A.1(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;	COMPLIES

A.1(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;	COMPLIES.
A.1(h)	any part of the development would be within 25 metres of a metalled part of a trunk road or classified road;	COMPLIES
A.1(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;	COMPLIES
A.1(j)	it would involve excavations or engineering operations on or over article 2(4) land which are connected with fish farming; or	COMPLIES

A.1(k)	any building for storing fuel for or waste from a biomass boiler or an anaerobic digestion system— (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.	COMPLIES
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CONCLUSION

The building is designed for the purpose of agriculture and provides storage facilities to support and facilitate the continued expansion of the business. The building is reasonably necessary for the operation of the holding, and the application complies with all the criteria and conditions of the legislation.