



PLANNING SUPPORTING STATEMENT

FOR APPLICATION FOR CLASS A PART 6 PRIOR APPROVAL

IN RELATION TO

**PROPOSED ERECTION OF AN EXTENSION TO AN EXISTING
STEEL PORTAL FRAMED AGRICULTURAL BUILDING**

AT

LITTLE LYMFORD FARM
TUNSTALL ROAD
BOSLEY
STAFFORDSHIRE

ON BEHALF OF

MR A CORNEZ
AGRI-TRADACO UK LTD

Stephen Locke Associates

Barcaldine, Barrack Lane
Lilleshall, Newport
Shropshire, TF10 9ER



Contents

	<i>Page</i>
1.0 Introduction	3
2.0 Background and Information	3
2.1 The Site and Surrounding Area	3
3.0 The Proposed Development	6
4.0 Policy Review & Development Principle	7
4.1 Review of Class A	7
5.0 Flood Risk Assessment	10
6.0 Ecology	10
7.0 Conclusions	11
 Appendix 1	
Location & Site Plans	
Appendix 2	
Site Layout and Elevational Plans	
Appendix 3	
Site Aerial Photograph	
Appendix 4	
Flood risk report	
Appendix 5	
Evidence to show last farm building to be erected	

Prepared By

Stephen Locke BSc(Hons) MRICS MRTPI FAAV

Of

Stephen Locke Associates, Barcaldine,
Barrack Lane, Lilleshall, Newport,
Shropshire, TF10 9ER.

1.0 INTRODUCTION

1.1 This Planning Statement accompanies a prior approval application to support the proposed erection of a steel portal framed agricultural building for the storage of agricultural machinery, tools and produce pursuant to the provisions contained within Class A Part 6 of the Town and Country Planning (General Permitted Development) Order 2015 as amended.

1.2 The applicant is Mr Axel Cornez, who is the owner of the agricultural unit at Little Lymford Farm, Tunstall Road, Bosley where the proposed new building would be located. The unit at Little Lymford Farm is owned and farmed by Agri-Tradaco UK Ltd. The land and buildings were acquired by the owner/applicant in September 2014. The owner already has an existing farming business in Belgium and over 20 years' experience in farming. Over the past 8-9 years the applicant has invested substantial funds in improving the main range of buildings at Little Lymford Farm to provide good quality livestock and storage facilities. There is a need however for additional storage space to primarily house farm machinery, tools and general farm produce.

1.3 The statement has been prepared by Stephen Locke BSc (Hons) MRICS MRTPI FAAV who has over 30 years of rural planning experience and is a specialist Chartered Surveyor and Chartered Town Planner.

1.4 The proposal has been assessed against the Class A eligibility criteria and relevant national and local planning policies. It is considered compliant with these various requirements; therefore, this application should be supported and approved by the Local Planning Authority (LPA).

2.0 BACKGROUND AND INFORMATION

2.1 The Site and Surrounding Area

2.1.1 The proposed building is a modern steel-portal framed agricultural shed situated adjoining to existing agricultural buildings at Little Lymford Farm. The grid reference of the site is SJ 906649 and a location plan showing the proposed location can be seen at **Appendix 1** of this report. Access to the farm is taken directly off the public highway known as Tunstall Road.

2.1.2 The proposal would enable the applicant to accommodate existing machinery under cover plus store farm produce such as straw. The aerial photograph at **Figure 1** below demonstrates the application site (edged red) and adjoining land owned by the applicant (edged blue).

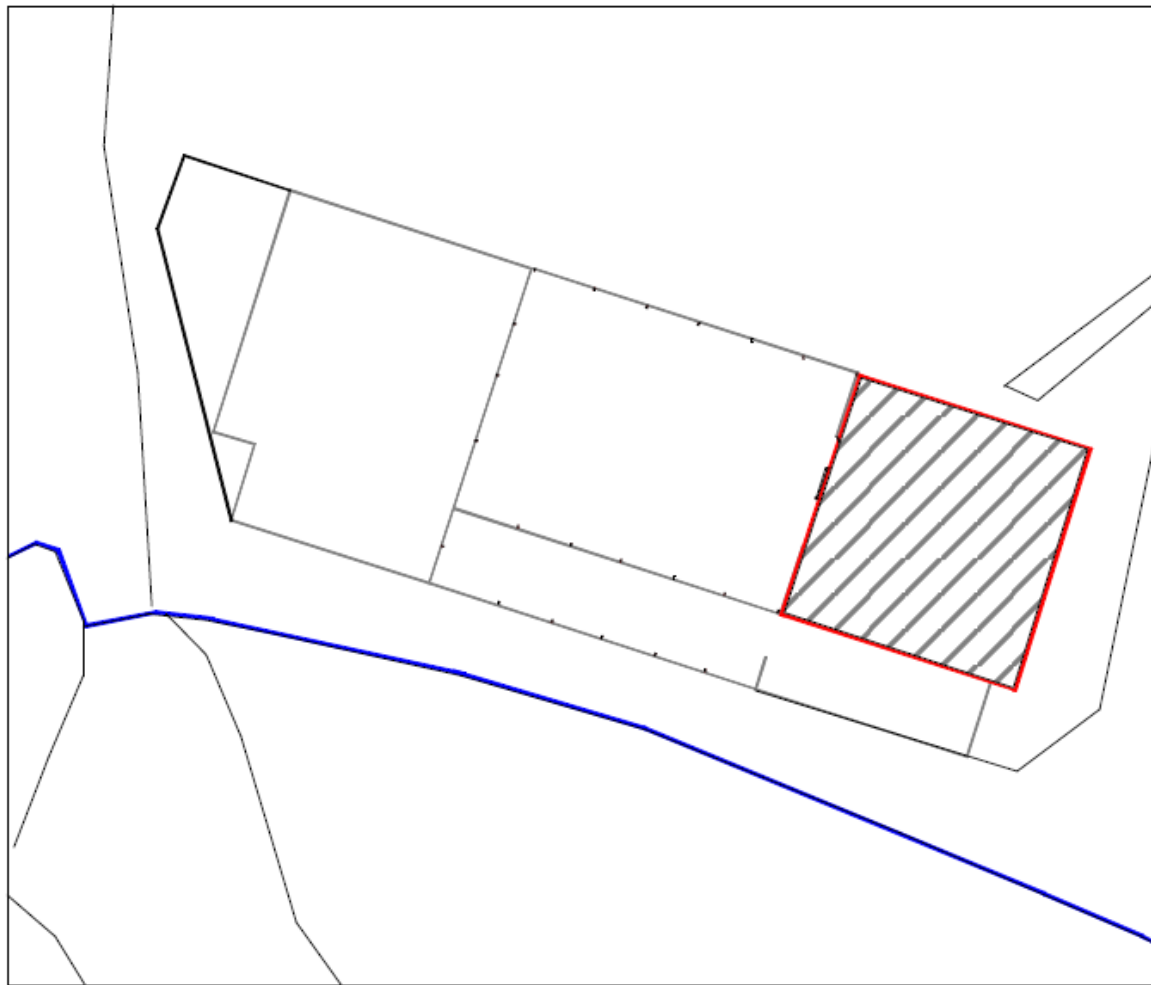
2.1.3 Another storage shed was approved under application DET/2023/0029 for a building to the north of the main range. This building is primarily required for produce storage and there will still be machinery and vehicles open to the elements that would be better stored under cover. The plan on the following page shows the location of the storage shed approved in green and the new farm building extension in red.



Figure 1 – Site Location

(Not to Scale)

2.1.4 **Figure 2** on the following page outlines the application site (hatched) and the existing range of buildings in greater detail. The project is essentially infill of the space adjacent to two existing buildings.



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Figure 2 – Application Site (Not to scale)

2.1.5 The proposed farm building extension will be accessed via the existing farm entrance to Little Lymford Farm where a hard trackway leads off the public highway. No access improvement works will be required to facilitate the proposal.

2.1.6 In line with recent government guidance, Little Lymford Farm is addressing national aims and objectives of investing in improving the productivity of the agricultural sector. This will increase the productive capacity of the rural economy, thereby allowing the farm to remain competitive and viable in the local rural economy, whilst also contributing towards the overall sustainability of the local farming industry.

2.1.7 The recent UK Farm to Fork Summit confirmed a range of measures to help strengthen the long-term resilience and sustainability of the sector and provide greater stability for farmers following a difficult period caused by global challenges. It also set out a range of measures to back farmers by helping to support domestic production, spread jobs and grow the economy, alongside the work of the UK Agriculture Partnership which brings together key stakeholders from across the UK to identify how to address shared issues facing the agricultural sector. The extension of the farm building at Little Lymford Farm will see additional investment on the

holding.

2.1.8 The applicant farms in a sustainable and organic way. He needs dry, secure storage space to allow continued growth of the business. The site already has a mono-pitched lean to building which protrudes from the end of the main building. This application would simply adjoin this structure with the roof line continuing up to match the neighbouring shed. A suitable modern and fit-for-purpose agricultural storage barn is required to accommodate machinery, straw, farm implements, etc.

3.0 THE PROPOSED DEVELOPMENT

3.1 Summary

3.1.1 The application is notification for prior approval for the erection of an agricultural storage building and conforms with Schedule 2, Part 6, Class A of the Town and Country Planning (General Permitted Development) Order 2015 (as amended). Section 4 of this statement reviews each element of Class A requirements.

3.2 Siting, Design & External Appearance

3.2.1 The proposed development comprises an extension to the existing steel portal framed building directly adjacent to the site. The building will measure approximately 22.29 m long by 22.92 m wide, comprising of steel supports with intermediate concrete panel walls to 2 m and green steel box profile cladding above the panels to match the existing buildings. The roof will be corrugated grey fibre cement sheets to match the existing buildings. The building will have an eaves height of approx. 5.5 m and a 15-degree roof pitch. Ridge height is approx. 7.8m.

3.2.2 The roof sheets will be laid in accordance with the manufacturer's specification. Each side of the building would be fitted with a run of 6in HR PVC guttering, complete with the necessary 4in fall pipes to existing drains.

3.2.3 The total floor area of the building would amount to approximately 510 m². Please refer to the accompanying proposed plans provided at **Appendix 2** for further detail. The floor area of the building plus the floor area of the building approved under DET/2023/0029 does not exceed 1500m² which meets GPDO guidelines.

3.2.4 The proposed development does not involve any resultant impacts to any trees and there will be no significant changes to the existing landscape of the site or its vicinity. This is currently open countryside and comprises agricultural fields used for mixed agricultural operations bound by mature hedgerows, trees and fencing.

3.2.5 The design, form, appearance and finish of the proposed building would be that of a modern agricultural building. This is not harmful in itself. The building will sit adjoining the eastern end of the existing farm buildings, will be on a generally level area of land and will be viewed up against the rising landscape. Its siting will make best use of existing ground levels

by being situated on an area of land already used for outdoor farm storage next to the existing buildings so not to appear isolated. In this case, the proposed building will benefit from being seen within the context of the existing farm complex and will not appear out of place in this agricultural setting and would form part of the wider farmed landscape scene (see aerial photograph (**Appendix 3**)).

3.2.6 It is best practice to locate new farm buildings as close as possible to existing buildings in order to reduce any potentially harmful impact upon the character and appearance of the countryside (previously contained in PPG7 Annex E). In this case, the chosen site complies with this best practice being just an extension of the existing buildings. It can be concluded that the siting of the proposal is acceptable in terms of the impact on the character of the countryside.

3.2.7 It is therefore considered that the proposed siting, design and external appearance of the building reflects that of other functional general purpose agricultural buildings on the site and elsewhere in the surrounding countryside. The proposed external materials are considered appropriate and sympathetic in the context of this site.

3.2.8 It is also considered that the proposed storage building has been designed to provide adequate space for modern farming. Machinery, tractors and trailers are gradually getting larger and with bigger bales and the requirement for more turning space and efficient handling, modern barns have to be designed to meet a multitude of needs.

4.0 POLICY REVIEW AND DEVELOPMENT PRINCIPLE

4.1 Review of Class A

4.1.1 Class A of Part 6 within the GPDO 2015 (as amended) sets out the following criteria whereby development under this Permitted Development right is permitted/not permitted:

4.1.2 Under Class A development is allowed consisting of —

A. The carrying out on agricultural land comprised in an agricultural unit of 5 hectares or more in area of-

- (a) Works for the erection, extension or alteration of a building; or*
- (b) Any excavation or engineering operation,*

Which are reasonably necessary for the purposes of agriculture within that unit.

4.1.3 This application seeks approval for the erection of a building which is reasonably necessary for the purposes of agriculture within the unit at Little Lymford Farm which currently extends to 35 acres. Mr Cornez is renting a further 50 acres of land which will be cut two times a year for premium organic hay / haylage. The applicant also has a broad range of machinery, vehicles and implements that need to be stored under cover plus room for additional straw and other farm produce. Modern tractors and machinery need enough room

to turn safely and also load and tip. The building extension includes two roller shutter doors on the northern elevation extending up to eaves height to accommodate modern working practices.

4.1.4 Under Class A there are key criteria which need to be considered. Development is not permitted by Class A1 if :-

(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;

- The land holding is well over 1 ha in area

(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;

- No development under Class Q or S of Part 3 has been carried out on the site.

(c) it would consist of, or include, the erection, extension or alteration of a dwelling;

- The development does not make any alterations to a dwelling and its only use is for agricultural purposes

(d) it would involve the provision of a building, structure or works not designed for agricultural purposes;

- The building is clearly designed for agricultural purposes and fits into an agricultural landscape

(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 1,500 square metres, calculated as described in paragraph D.1(2)(a) of this Part;

- The building floor area will not exceed 1,500 square metres

For definition purposes, paragraph D.1(2)(a) describes the calculated as follows: “an area “calculated as described in paragraph D.1(2)(a)” comprises the ground area which would be covered by the proposed development, together with the ground area of any building (other than a dwelling), or any structure, works, plant, machinery, ponds or tanks within the same

unit which are being provided or have been provided within the preceding 2 years and any part of which would be within 90 metres of the proposed development;”

- There has been no new buildings, structure, works, plant, machinery, ponds or tanks provided on the site within the preceding 2 years. Another building has been approved under permission DET/2023/0029 but this was 980m²; if the two buildings are constructed they will cover an area of 1490m² which is under the permitted development total of 1500m².

(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;

(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;

- The building is not close to an aerodrome.

(h)any part of the development would be within 25 metres of a metalled part of a trunk road or classified road;

- The development is not within 25 metres of a metalled part of a trunk or classified road.

(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;

- The building is not to be used for the accommodation of livestock. It is a general purpose agricultural storage shed.

(j)it would involve excavations or engineering operations on or over article 2(4) land which are connected with fish farming; or

(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.

- The building would not be connected with fish farming or storage of fuel/waste from a biomass boiler or an anaerobic digestion system.

Following an email to SMDC on 6.8.24 it was confirmed that the buildings at Little Lymford have been built over 2 years ago. Some of them were built by a previous owner going back around 20 years or so. We have provided evidence at **Appendix 5** to show this. The last shed to be built was erected in October 2020.

Following appraisal of the above requirements, it has been demonstrated that the proposed development complies with the regulations set out within Class A of Part 6 GPDO 2015 (as amended). Therefore, it can be concluded that the building is reasonably necessary for the purposes of agriculture given the needs of the agricultural enterprise.

5.0 FLOOD RISK ASSESSMENT

5.1 An independent flood risk assessment report has been submitted with the application which shows that the risk to the site from flooding is low. A copy of the report is provided at **Appendix 4**.

6.0 ECOLOGY

6.1 The project has negligible ecological impact. The site is an area of existing hardstanding by the end of an existing farm building with no habitat interest. The building is only for general farm storage so there will be no environmental impacts.

6.2 There are no ponds within 250m of the site and more trees can be planted to create new habitat and landscaping on the farm.

7.0 CONCLUSIONS

7.1 The proposed development is for a limited farm improvement scheme providing a new agricultural storage building at Little Lymford Farm, near Bosley, Staffordshire. The assessment of the prior notification planning application has been made in accordance with the criteria as set out in Schedule 2, Part 6 of the Town and Country Planning (GPDO) Order 2015 (as amended), Class A.

7.2 The siting, design and external appearance proposals are in accordance with other functional general purpose agricultural buildings on the site and elsewhere in the surrounding countryside. The proposed external materials are considered appropriate and sympathetic in the context of this site and the proposal is reasonably necessary for the ongoing functioning of the farming business. The materials will match the existing and the building will just extend an existing building.

7.3 In consideration of the above, this application is considered appropriate and accordingly is seen as acceptable under permitted development rights to provide a new farm storage facility. This will assist in achieving national aims and objectives which continue to provide strong support for UK Agriculture.

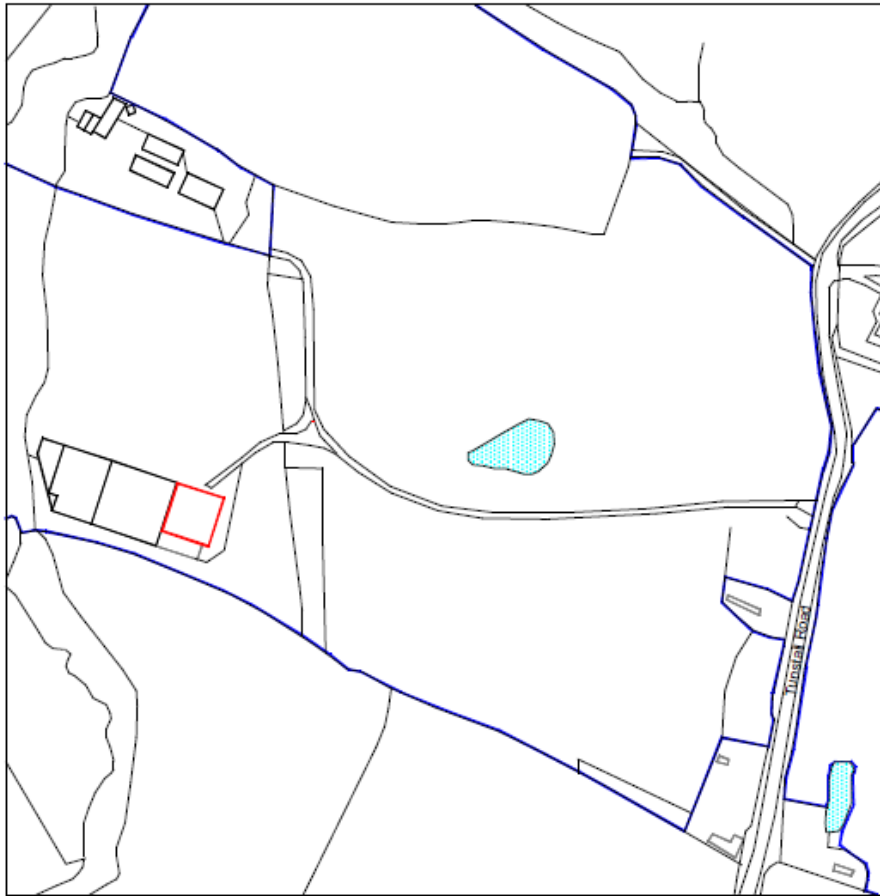
7.4 The application and this statement have clearly demonstrated that the proposed development meets the criteria detailed in Schedule 2, Part 6 of Class A, therefore the applicant respectfully seeks approval of this permitted development proposal.

Stephen Locke BSc (Hons) MRICS MRTPI FAAV
For Stephen Locke Associates
September 2024

Appendix 1

Location & Site Plans

Planning Statement
Prior approval application for erection of agricultural storage building



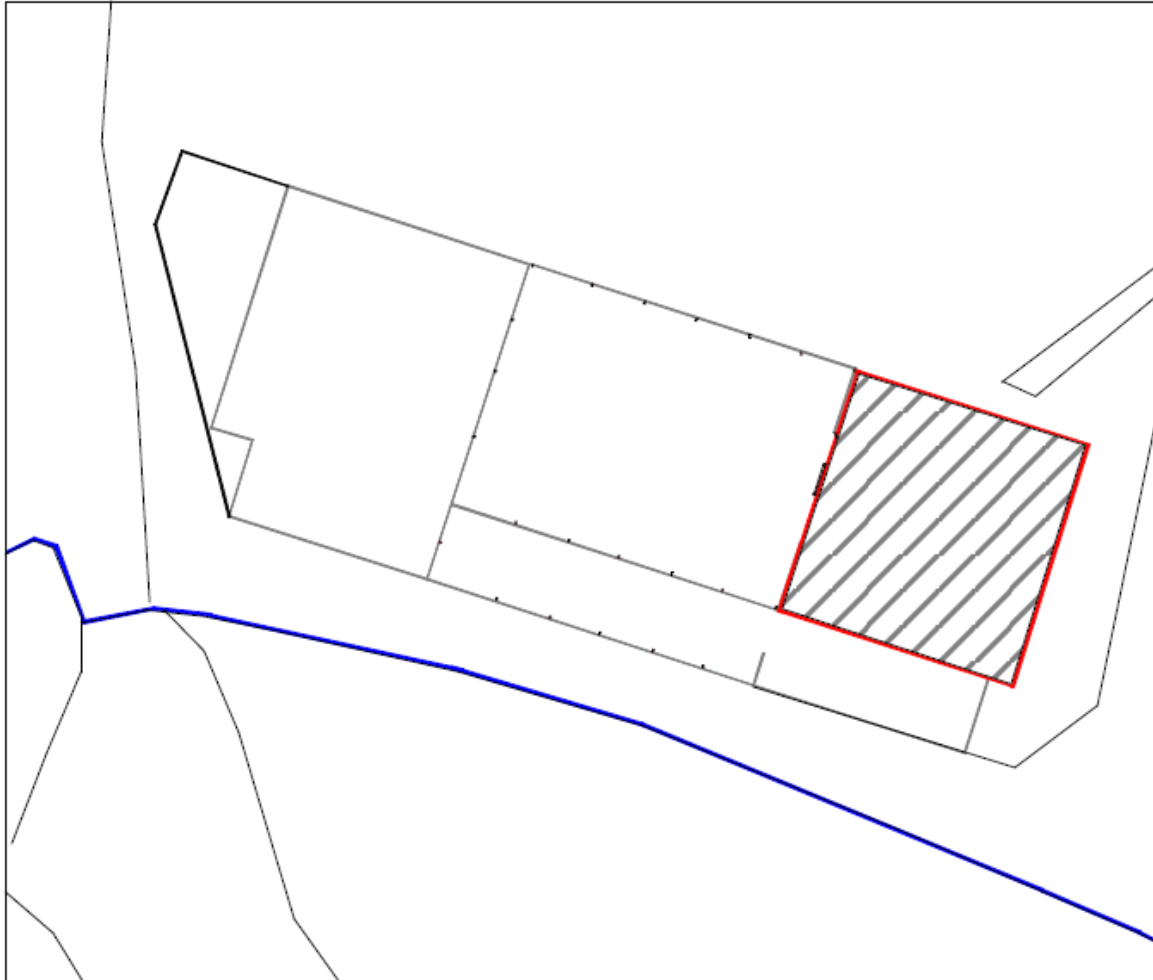
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Location Plan 390664 364873
Scale 1 to 2500
Little Lymford Farm,
Tunstall Road, Bosley, Staffs. SK11 0PB.
Date September 2024
433-86B Location Plan 1 to 2500 A3



Not to scale

Site Plan



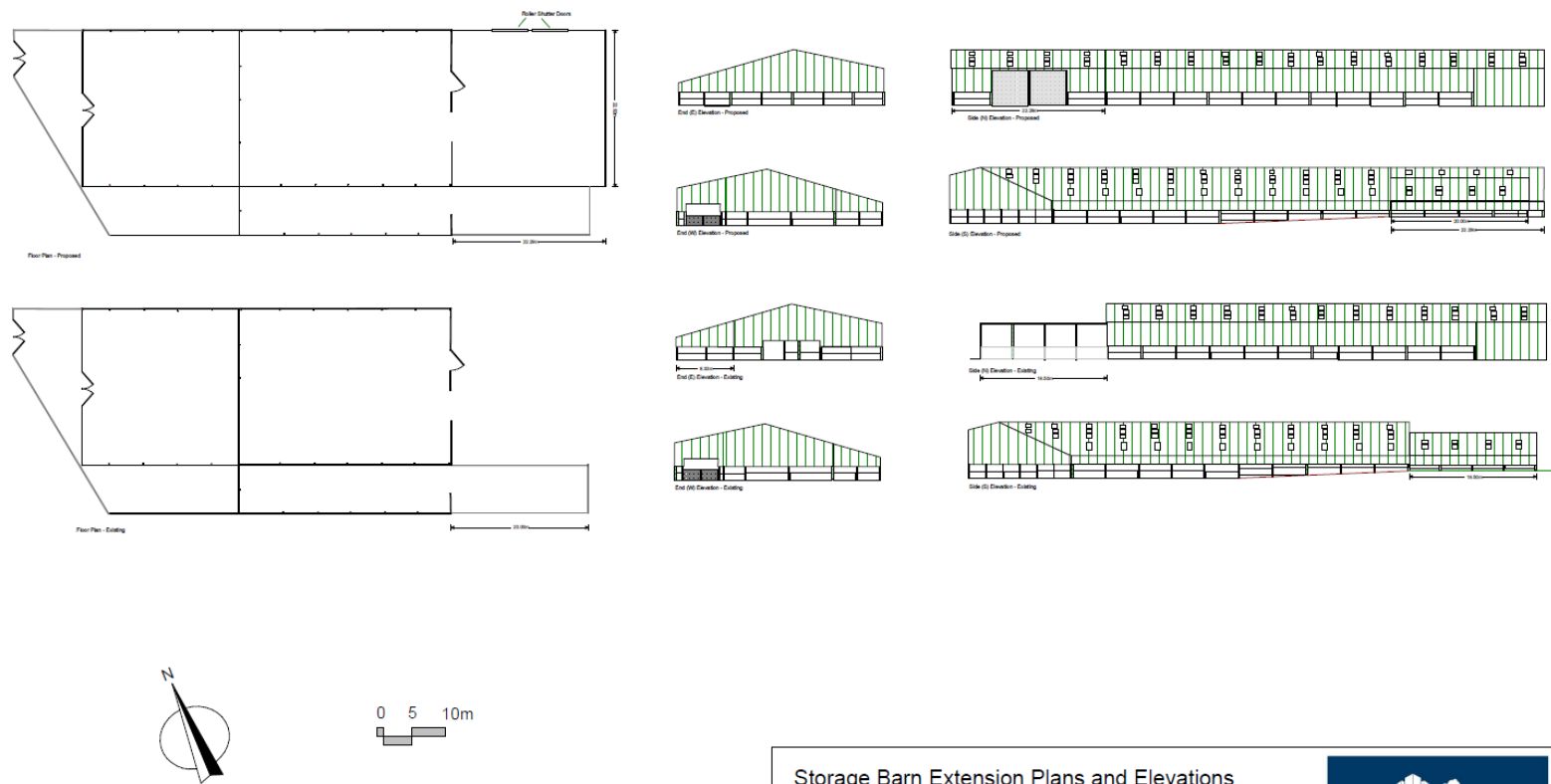
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Not to scale

Appendix 2

Proposed Layout and Design Plans

Planning Statement
Prior approval application for erection of agricultural storage building



Storage Barn Extension Plans and Elevations
Little Lymford Farm,
Tunstall Road, Bosley, Staffs. SK11 0PB.
Scale 1 to 200
Date Sept 2024
433-086p Plans 1 to 200 A0

Not to scale

Appendix 3

Site Aerial Photograph

Planning Statement
Prior approval application for erection of agricultural storage building



Appendix 4

Flood Risk Assessment Report



Flood map for planning

Your reference	Location (easting/northing)	Created
<Unspecified>	390689/364865	4 Jul 2024 21:15

Your selected location is in flood zone 1, an area with a low probability of flooding.

You will need to do a flood risk assessment if your site is **any of the following**:

- bigger than 1 hectare (ha)
- In an area with critical drainage problems as notified by the Environment Agency
- identified as being at increased flood risk in future by the local authority's strategic flood risk assessment
- at risk from other sources of flooding (such as surface water or reservoirs) and its development would increase the vulnerability of its use (such as constructing an office on an undeveloped site or converting a shop to a dwelling)

Notes

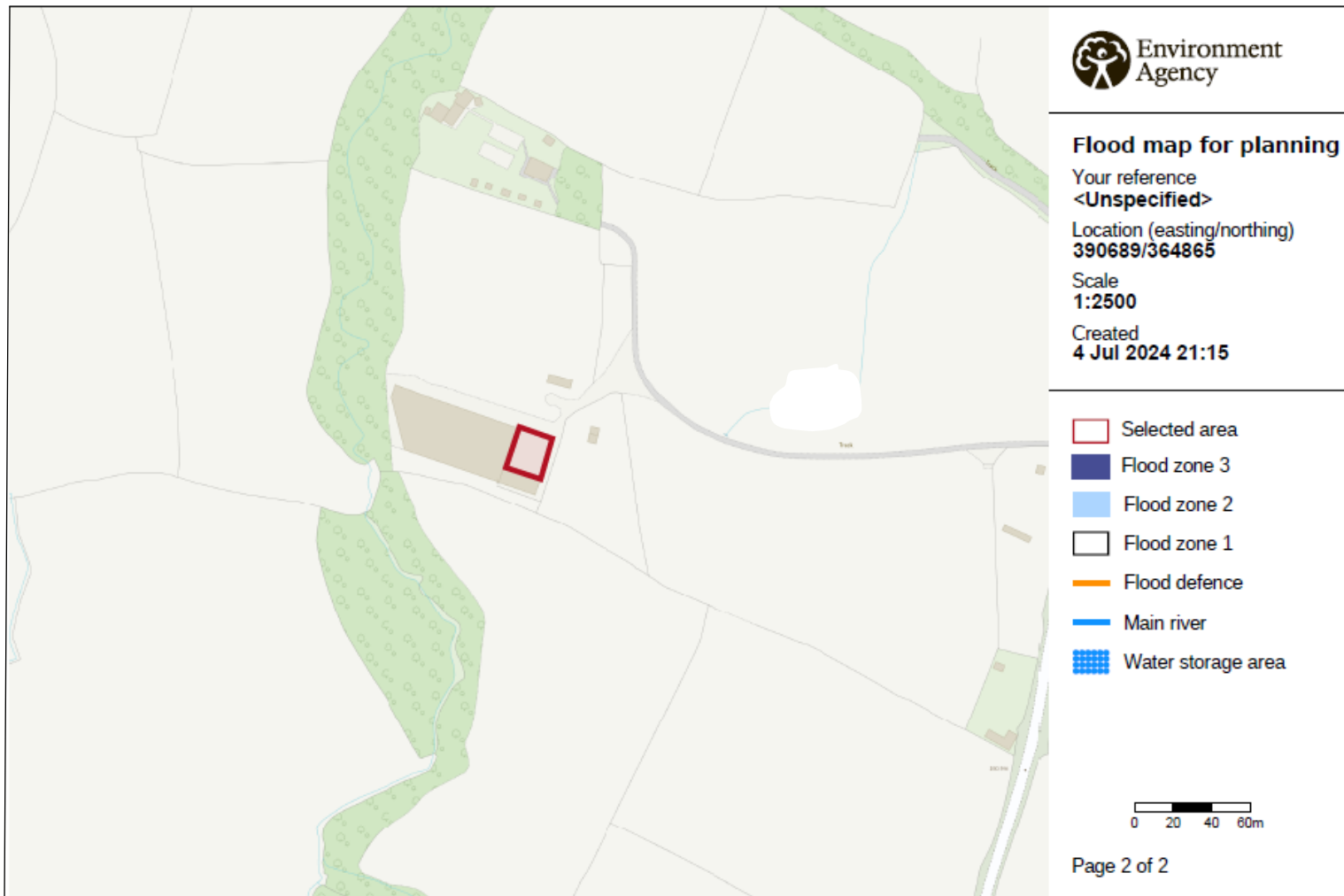
The flood map for planning shows river and sea flooding data only. It doesn't include other sources of flooding. It is for use in development planning and flood risk assessments.

This information relates to the selected location and is not specific to any property within it. The map is updated regularly and is correct at the time of printing.

Flood risk data is covered by the Open Government Licence **which** sets out the terms and conditions for using government data. <https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3/>

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Planning Statement
Prior approval application for erection of agricultural storage building



Appendix 5

Evidence of last farm building to be built

Planning Statement
Prior approval application for erection of agricultural storage building

VAT Reg. No.
115 0953 37

Industrial and
Agricultural
Buildings



Unit 12, Brookside Business Park, Brookside Road, Uttoxeter, Staffs. ST14 8AU.
Tel: Uttoxeter (01889) 564295/564253 Fax: (01889) 564210
Email: info@mjbarretts.co.uk

FAO Mr C Johnston
Planning Dept
Staffordshire Moorlands DC
Moorlands House
Stockwell Street
Leek
ST13 6HQ

29th August 2024

Dear Sir

Farm Buildings at Little Lymford Farm, Tunstall Road, Bosley

I am writing to confirm that the last agricultural building supplied and erected by ourselves at the above property was an extension to the western end of the existing buildings which was shown in the photograph dated 22.10.2020 supplied by Mr Cornez.

The building was clearly erected over 2 years ago. We have also supplied emails which confirm delivery of materials for the building order and which are dated September / October 2020.

I trust this evidence confirms erection of the farm building.

Yours faithfully



M Barrett
MJ Barrett Group Limited

Company Registration No. 3766820

Planning Statement
Prior approval application for erection of agricultural storage building

Katie Joynson

From: Katie Joynson
Sent: 28 August 2024 10:31
To: Malcolm B
Subject: FW: Cornez order
Attachments: MX-3110N_20200914_112827.pdf

-----Original Message-----

From: Garry Turner <garry.turner@coverworld.co.uk>
Sent: 12 October 2020 09:44
To: Katie Joynson <Katie.Joynson@mjbarretts.co.uk>
Subject: FW: Cornez order

Hello Katie,

We will be delivering this order on Wednesday, around midday.

Regards,

Garry Turner

Coverworld UK Ltd
Tel : 01246 858222
Fax : 01246 858223
E-mail : garry.turner@coverworld.co.uk
Website : www.coverworld.co.uk

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-----Original Message-----

From: Katie Joynson <Katie.Joynson@mjbarretts.co.uk>
Sent: 28 September 2020 15:09
To: Garry Turner <garry.turner@coverworld.co.uk>

Planning Statement
Prior approval application for erection of agricultural storage building

Katie Joynson

From: Gareth Barnes <gareth.barnes@steelsections.co.uk>
Sent: 17 September 2020 11:01
To: Katie Joynson
Subject: RE: Cornez order

Hi Katie,

Yes not a problem would you like delivery on the Tuesday or the Wednesday ?

Kind regards,



Gareth Barnes
Steel Sections

Mob: 07984 113 223
Main: 0121 556 9111

Howard Street, Hill Top, West Bromwich, B70 0ST

All quotations, delivery dates and orders are received and quoted as of the date in question. All orders received and delivery dates confirmed, we assume normal trading activity is not interrupted either by non-delivery of raw materials, transport companies being unable to deliver or any closure enforced by the government, restricting both movement and/or forced closure due to the COVID-19 virus, of which the company can take no responsibility for circumstances beyond our control.

From: Katie Joynson <Katie.Joynson@mjbarratts.co.uk>
Sent: 17 September 2020 10:57
To: Gareth Barnes <gareth.barnes@steelsections.co.uk>
Subject: FW: Cornez order

As the weight is 3.1T can we please have the Cornez job delivered to our yard please

Regards

Katie Joynson



BROOKSIDE BUSINESS PARK
BROOKSIDE ROAD
UTTOXETER
STAFFORDSHIRE
ST14 8AT
Tel: 01889 564295
Fax: 01889 564210

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Planning Statement
Prior approval application for erection of agricultural storage building

Katie Joynson

From: Sales <Sales@briarwoodproducts.co.uk>
Sent: 15 October 2020 12:24
To: Katie Joynson
Subject: RE: Cornez order

Hello Katie,

Apologies for the delay in coming back to you, transport have now got a date for these said they will be going tomorrow for you.

Kind regards,
Joanne Gibson
Sales Office Supervisor

Briarwood Products Limited
E: sales@briarwoodproducts.co.uk
T: 01934 641 446
F: 01278 785 691

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-----Original Message-----

From: Katie Joynson <Katie.Joynson@mjbarretts.co.uk>
Sent: 13 October 2020 07:40
To: Sales <Sales@briarwoodproducts.co.uk>
Subject: RE: Cornez order

Morning

Our order number - 35514, Ref Cornez

Regards

Katie Joynson

BROOKSIDE BUSINESS PARK

Planning Statement
Prior approval application for erection of agricultural storage building

