

SUPPORTING, DESIGN AND ACCESS STATEMENT

AGRICULTURAL PRODUCE BUILDING

WATER LANE FARM
WATER LANCE
TARBOCK GREEN
WIDNES
PRESCOT
L35 1RD

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Orchard Cottage, Town Farm Lane, Norley, Cheshire, WA6 8NH



1. BACKGROUND

The following statement will endeavour to present information regarding the application for the proposed agricultural produce storage building at Water Lane Farm, on behalf of T and O Harrison (applicant Mr Oliver Harrison).

A family run arable farm, farming circa 1,400 acres (320 acres owned) of mixed combinable crops such as Wheat, Barley, Sunflowers and Oil seed rape. A well-established farming complex located between Hough Green and Tarbock Green, off Water Lane.

The proposed site adjoining the extant farm complex with established boundaries and will allow the applicant to store produce from the land farmed, in particular straw, a by-product of Wheat and Barley. It is essential that straw is covered, stored under cover and out of direct sunlight to prevent it from heating and deteriorating. Should the produce deteriorate then it will be unsuitable for consumption by livestock or as bedding.

The agricultural unit extends to over 5 hectares of land and the building proposed extends to 128 sqm, none-livestock. This means that the subject application process for this agricultural unit must meet the criteria of The General Permitted Development Order 2015 Schedule 2 Part 6 Class A. We confirm that the applicants are solely engaged in running the agricultural operations from the site at Water Lane Farm.

Judicial precedent in respect of the proposed application process was highlighted, in the judgement of the appeal of *Murral v Secretary of State* (2010) EQCA 1367 Lord Justice Richards emphasized that where land meets the criteria of the GPDO the principle of the development could not be contested. He also stated that the prior approval process should be "simple to operate and does not need to be accompanied by anything more than a written description of the proposed development and the materials to be used and a plan indicating the site, together with the required fee". Where the area requirements of the GPDO are satisfied qualification of building size and reasonable necessity can be considered.

In reference to reasonable necessity, it was confirmed in *Clarke v Secretary of State for Enforcement* (1992) EWCA that a building does not have to be reasonably necessary for the particular agricultural activity/ enterprise being undertaken on the unit at that time. They simply have to be reasonably necessary for and design for the purpose of any agricultural use within that unit. The conclusion of this case confirmed that's the distinction of the test "not are the buildings absolutely necessary but are they reasonably necessary".

2. PROPOSAL

Construction of an Agricultural produce storage building to provide functional covered storage facilities in support to the holding's activities.

3. PLANNING HISTORY

The site has not abused the planning system and it is considered that the proposal is an acceptable form of development in the countryside and would comply with the objectives of national and local planning policy.



4. PLANNING POLICY

This application relates to a determination under Schedule 2, Part 6, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

The application seeks confirmation that the proposed building is permitted development or whether prior approval is required for the siting, design, and external appearance of the steel portal frame building.

In line with criteria:

The proposed agricultural building would be on agricultural land comprised of not less than 0.4 but more than 5 hectares in area. In addition:

- a) the development would not be carried out on a separate parcel of land which is less than 1 hectare.
- b) the development would not consist of the erection of or extension of a building on an established agricultural unit where development under Class Q or S of Part 3 has been carried out within a period of 10 years.
- c) it would not consist of, or include the erection, extension or alteration of a dwelling.
- d) it would not involve the provision of a building, structure or works designed for agriculture.
- e) it would not exceed 1000 square metres
- f) the height of the proposed building would not be within 3 kilometres of the perimeter of an aerodrome and exceed 3 metres in height.
- g) the height of the proposed building would not be within 3 kilometres of the perimeter of an aerodrome and exceed 12 metres.
- h) No part of the proposed development will be within 25 metres of a metalled part of a trunk road or classified road – this include the access point
- i) The proposed development would not be used for the accommodation of livestock, or the storage of slurry or sewage sludge and be within 400 metres of the curtilage of a protected building
- j) It would not involve excavations or engineering operations on or over article 2(4) land which relate to fish farming
- k) The proposed development would include a building for the storage of fuel or waste from a biomass boiler or anaerobic digestion system



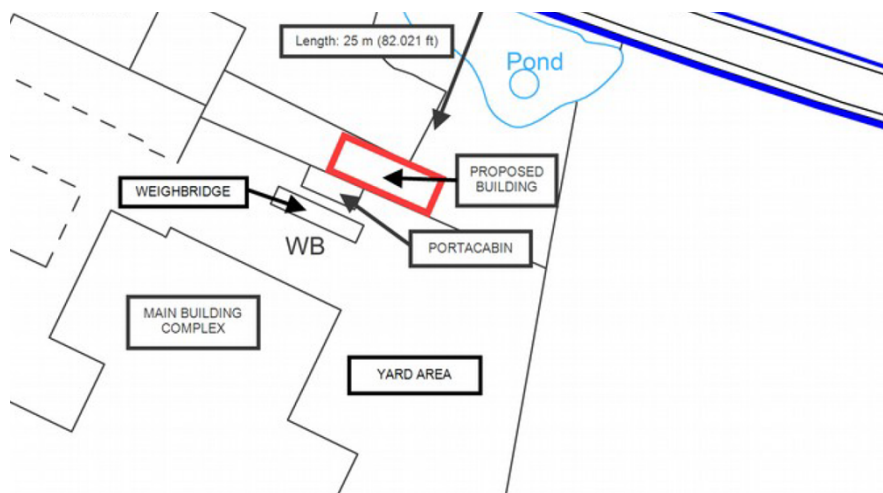
In summary the proposed scheme is applicable as follows:

- The building is Not for Livestock.
- The use of the land is agricultural – arable (combinable crops)
- The proposed building extends to 128 sq m
- The unit is over 15 acres of agricultural land (1400 acres in total)
- The building is for the storage of Straw, a by-product from the land farmed, sold as feed or bedding.

5. DESIGN

5.1. USE

The building will be used as an agricultural produce storage building (as coloured red on plan and extracted below).



5.2. AMOUNT

The proposed area of the new build would 128m.

Full details can be seen on the enclosed scale plan, however in summary:

Length: 18.28m

Width: 7m

Eaves Height: 4.57m

Roof Pitch: 15 degrees

Ridge Height: 5.7m



5.3. SCALE

The building has been designed to provide purpose built covered storage essential to the operations of the unit.

5.4. APPEARANCE

The building is as shown on the enclosed elevation drawings, contained within the established farmyard complex respecting the topography of the site and natural boundaries. There are appropriate separation distances, and it is not considered that the development would have a detrimental impact upon neighbouring residential amenity. No trees or boundary hedges will be altered as they provide necessary screening and landscaping to the proposal.

The shed will be open to all elevations whilst the roof will be constructed of profile 6 reinforced fibre cement roof sheets with GRP roof lights (natural grey).

5.5. ACCESS

There will be no changes to the existing access arrangements.

6. CONCLUSION

In conclusion the proposed agricultural building will allow the applicants the required storage facilities for produce