

Prior Approval Report

Project No

324

Project Title

Pole Barn

Date

05.03.2018

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This application is for the erection of an agricultural barn by way of prior approval due to falling within the requirements of Schedule 2, Part 6, Class A of the General Permitted Development Order.

The land in which the barn is to be erected will be on Home Farm, a farm in excess of 27 hectares.

The following is a table with the requirement of Schedule 2, Part 6, Class A and how the proposal complies:

GPDO Requirement	How the proposal complies
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 operations, which are reasonably necessary for the purposes of agriculture within that unit.	The farm land is in excess of 27 hectares and the works comprise of the erection of a hay barn. The hay barn is required for the storage of hay which is farmed from the fields of the farm.
A.1 Development is not permitted by Class A 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 hay barn would be located on a parcel of land which extends in excess of 27 hectares.
(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;	It does not. No buildings are in existence on the land.

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(c) it would consist of, or include, the erection, extension or alteration of a dwelling;	It does not.
(d) it would involve the provision of a building, structure or works not designed for agricultural purposes;	The building is solely to be used for agriculture. Storage of hay.
(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 465 square metres, calculated as described in paragraph D.1(2)(a) of this Part;	No engineering operations are to occur on the land. The barn would have an area of 450M2.
(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;	The proposal is not within 3KM of an aerodrome.
(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 highest part of the building would be 8m.
(h) any part of the development would be within 25 metres of a metalled part of a trunk road 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,	None of the barn would be within 25 metres of a metalled road. Is not within 400 metres of the curtilage of a protected building.

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<p>within 400 metres of the curtilage of a protected building;</p>	
<p>(j) it would involve excavations or engineering operations on or over article 2(4) land which are connected with fish farming; or</p>	<p>It does not.</p>
<p>(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.</p>	<p>It does not.</p>
<p>A.2—(1) Development is permitted by Class A subject to the following conditions— (a) where development is carried out within 400 metres of the curtilage of a protected building, any building, structure, excavation or works resulting from the development are not used for the accommodation of livestock except in the circumstances described in paragraph D.1(3) of this Part or for the storage of slurry or sewage sludge, for housing a biomass boiler or an anaerobic digestion system, for storage of fuel or waste from that boiler or system, or for housing a hydro-turbine;</p>	<p>The proposed barn is not within 400m of the curtilage of a protected building.</p>
<p>(b) where the development involves— (i) the extraction of any mineral from the land (including removal from any disused railway embankment); or (ii) the removal of any mineral from a mineral-working deposit, the mineral is not moved off the unit;</p>	<p>Proposal does not involve the extraction/removal of minerals.</p>
<p>(c) waste materials are not brought on to the land from elsewhere for deposit except for use in works described in Class A(a) or in the provision of a hard</p>	<p>No waste is to be brought onto the land.</p>

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surface and any materials so brought are incorporated forthwith into the building or works in question.	
(2) Subject to sub-paragraph (3), development consisting of—	
(a) the erection, extension or alteration of a building;	Is for the erection of a hay barn.
(b) the formation or alteration of a private way;	Does not involve the formation or alteration of a private way.
(c) the carrying out of excavations or the deposit of waste material (where the relevant area, as defined in paragraph D.1(4) of this Part, exceeds 0.5 hectares); or	It does not involve the excavation or deposit of waste material.
(d) the placing or assembly of a tank in any waters,	It does not involve the placing or assembly of a tank in any waters.
is permitted by Class A subject to the following conditions—	
(i) the developer must, before beginning the development, apply to the local planning authority for a determination as to whether the prior approval of the authority will be required as to the siting, design and external appearance of the building, the siting and means of construction of the private way, the siting of the excavation or deposit or the siting and appearance of the tank, as the case may be;	This application is for the prior approval of the LA for the siting, design and external appearance of a hay barn. All details are shown on the submitted drawings.
(ii) the application must be accompanied by a written description of the proposed development and of the materials to be used and a plan indicating the site together with any fee required to be paid;	This document forms part of this requirement. The barn will be a steel portal barn clad in dark stained interlocking panels with a powder coated corrugated steel roof. All details are show on the attached plans.
(iii) the development must not begin before the occurrence of one of the following—	The applicant will await the Councils determination unless 28 days are exceeded.

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<p>(aa) the receipt by the applicant from the local planning authority of a written notice of their determination that such prior approval is not required;</p> <p>(bb) where the local planning authority give the applicant notice within 28 days following the date of receiving the applicant's application of their determination that such prior approval is required, the giving of such approval; or</p> <p>(cc) the expiry of 28 days following the date on which the application under sub-paragraph (2)(ii) was received by the local planning authority without the local planning authority making any determination as to whether such approval is required or notifying the applicant of their determination;</p>	
<p>(iv) where the local planning authority give the applicant notice that such prior approval is required, the applicant must—</p> <p>(aa) display a site notice by site display on or near the land on which the proposed development is to be carried out, leaving the notice in position for not less than 21 days in the period of 28 days from the date on which the local planning authority gave the notice to the applicant; and</p> <p>(bb) where the site notice is, without any fault or intention of the applicant, removed, obscured or defaced before the period of 21 days referred to in sub-paragraph (iv)(aa) has elapsed, the applicant is treated as having complied with the requirements of that sub-paragraph if the applicant has taken reasonable steps for protection of the notice and, if need be, its replacement;</p>	<p>The applicant will display a notice if requested by the LPA for no less than 21 days.</p>
<p>(v) the development must, except to the extent that the local planning authority otherwise agree in writing, be carried out—</p>	<p>The barn would be erected in accordance with the details submitted.</p>

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<p>(aa) where prior approval is required, in accordance with the details approved;</p> <p>(bb) where prior approval is not required, in accordance with the details submitted with the application; and</p>	
<p>(vi) the development must be carried out—</p> <p>(aa) where approval has been given by the local planning authority, within a period of 5 years from the date on which approval was given;</p> <p>(bb) in any other case, within a period of 5 years from the date on which the local planning authority were given the information referred to in paragraph (d)(ii).</p>	<p>The barn would be erected within 5 years.</p>
<p>(3) The conditions in subparagraph (2) do not apply to the extension or alteration of a building if the building is not on article 2 (4) land except in the case of a significant extension or a significant alteration.</p>	<p>The proposal is not for the extension or alteration of a building. It is for the erection of a new hay barn.</p>
<p>(4) Development consisting of the significant extension or the significant alteration of a building may only be carried out once by virtue of Class A(a).</p>	<p>The proposal is not for the extension or alteration of a building. It is for the erection of a new hay barn.</p>
<p>(5) Where development consists of works for the erection, significant extension or significant alteration of a building and—</p> <p>(a) the use of the building or extension for the purposes of agriculture within the unit permanently ceases within 10 years from the date on which the development was substantially completed; and</p> <p>(b) planning permission has not been granted on an application, or has not been deemed to be granted under Part 3 of the Act, for development for purposes other than agriculture, within 3 years from the date on which the use of the building or extension for the purposes of agriculture</p>	<p>Noted.</p>

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<p>within the unit permanently ceased,</p> <p>then, unless the local planning authority have otherwise agreed in writing, the building or, in the case of development consisting of an extension, the extension, must be removed from the land and the land must, so far as is practicable, be restored to its condition before the development took place, or to such condition as may have been agreed in writing between the local planning authority and the developer.</p>	
<p>(6) Where an appeal has been made, under the Act, in relation to an application for development described in sub-paragraph (5)(b), within the period described in that paragraph, that period is extended until the appeal is finally determined or withdrawn.</p>	<p>Noted.</p>
<p>(7) Where development is permitted by Class A(a), within 7 days of the date on which the development is substantially completed, the developer must notify the local planning authority in writing of that fact.</p>	<p>Noted.</p>