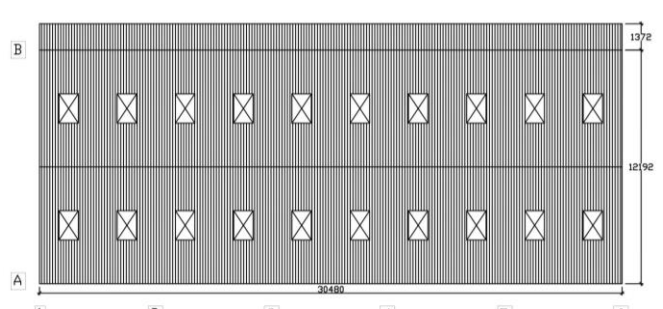
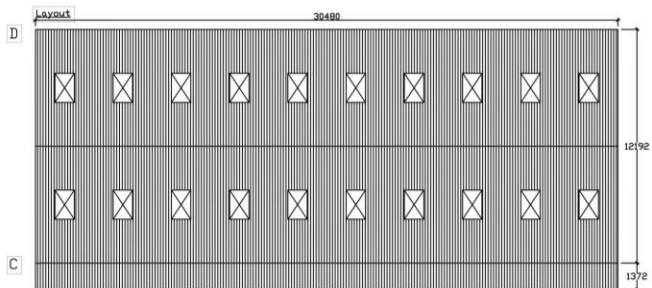
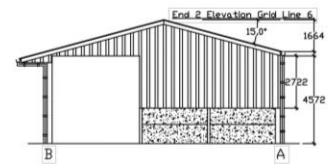
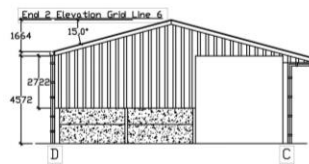
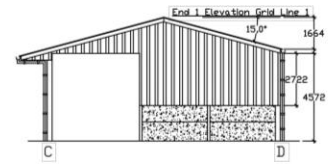
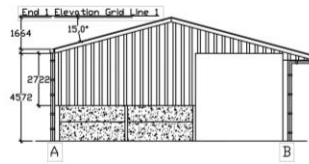
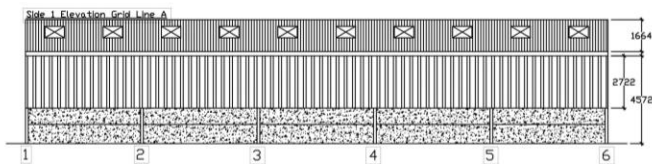
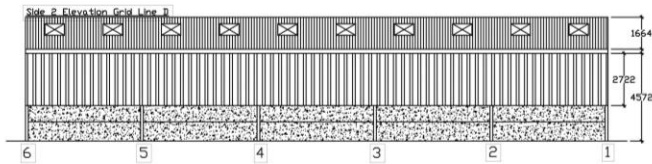


Erection of 2 No. Agricultural Buildings



Land off Harvel Road
Harvel Road
Meopham
Gravesend
Kent DA13 0UA

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1.0 Introduction

This statement has been made in support of an application for Prior Approval for the erection of 2 No General Purpose barns at Land off Harvel Road, Meopham, under Schedule 2, Part 6, Class A of the General Permitted Development Order 2015 (amended). Accordingly, the following documentation is included with this application.

- Proposed Site plan at 1:1,000 scale indicating the position of the proposed new building
- Existing Site plan at 1:1,000 scale showing the existing site
- Elevation drawings at 1:100 scale.
- Location Plan at 1:2500

The application site forms part of the wider farming business, A B Jones & Partners, which comprises a mixed farm amounting to approximately 202 Hectares (500 acres) employed in arable crop production and livestock rearing. The holding is loosely divided into 172 hectares of arable land and 30 Hectares of pasture. The farm business has traditionally been a tenant farm with an Agricultural Holdings Act 1986 tenancy over the holding known as Harvel House Farm, from which the farm has based its operations along with running a successful farm shop. In 2019 an application was made and granted for an agricultural storage building located on the freehold land within the farm's ownership to address the farm business continuing to lose rented buildings to development and alternative uses. The sole reasoning for the location of this farm building was that it was located within the only freehold land available to the business. The farming business has recently had the opportunity to purchase much of the tenanted farm known as Harvel House Farm, but as part of the agreement to purchase the farm, it lost the tenancy of the buildings and farmhouse at Harvel House Farm. As a direct result of this, the farm has lost the existing farm building complex and is now seeking to provide new buildings to continue its farming operations, with the ability to grow the farm business on its own freehold property.

The proposed farm buildings will provide a new base of operations for the farm business, following the loss of the farm buildings at Harvel House Farm. The immediate concern is storage space for machinery and tractors, fertilizer and sprays, as well as day-to-day implement and tool storage. This application seeks to secure permission to establish the new buildings within a suitable location, with access to main roads and being within sight of residential property, whilst utilising existing trackways for access.

2.0 The site

The land at Harvel Road will provide a base of operations for the farming business, A B Jones & Partners. The overriding reason for the proposed location is the access available on to Harvel Road, being a public highway of approximately 7m width of carriageway. In contrast, the former farmyard at Harvel House farm was located on Harvel Lane, being a largely single-track carriageway that made it difficult to ensure grain and livestock lorries etc could access the farm, as well as creating significant problems with tractor movements during harvest. In addition to the improved highway access of the proposed site, the land through which the site is reached is known as 'Searchlight field' formerly housing a WW2 searchlight and as such is covered with swathes of hardstanding and rubble. This provides a useful existing trackway to the proposed buildings without the need for further operational development.

The proposed location has also been chosen for two further practical reasons. The first being the proximity to an existing electricity supply, located immediately to the north of Deer Spring Wood. This negates the need to install substantial tracts of underground cabling at great expense. Furthermore, being located to the north of Deer Spring Wood ensures the buildings are within sight of residential properties, directly to the north, which provides some level of security over the farm buildings as it deters thieves .

3.0 Existing Buildings

The farm has recently lost the use of the existing farm buildings at Harvel House Farm, which comprised the following:

Building	Dimensions	Use
Covered Yard	465m ²	Livestock
Hay and Fodder Store	465m ²	Storage
General Store	465m ²	Storage & Seasonal Livestock

Now that the farm business has bought the wider farm holding, the agreement required the surrender of the tenancy over the farm buildings at Harvel House Farm. As such, as of November, these buildings will no longer be available to the farm.

The farm does benefit from a farm building applied for in 2019 and comprises a 24m x 18m (432m²) general purpose storage building applied for under application reference 20191160. At the time of application, this provided the only freehold land available to the applicant to build additional required storage. However, since the purchase of the land at Harvel House Farm, the applicant has the opportunity to build their own farm buildings with far superior accessibility and within sight of residential property that helps reduce crime and theft. As such, it is favoured as the proposed location over the existing building at Oakenden Road. The building at Oakenden Road remains in agricultural use and is full to capacity. Further buildings are therefore required given the loss of the use of the farm buildings at Harvel House Farm.

4.0 Proposal

This planning application seeks to gain permission for a pair of storage buildings, to support the operations of the farm business. The proposed footprint of each building will measure 30.48m x 13.564m. The total footprint of each building is therefore 413.43m², with a proposed ridge height of approximately 6.236m and an eaves height of 4.572m. The height of the proposed building is designed to allow storage of modern tractors and machinery with access into the building with modern tractors. For instance, a John Deere 8320 (within the applicant's inventory) is over 3m in height whilst a Fendt 5255 combine is 4m in height. The buildings are to be constructed of Steel Portal Frame construction, with pre-cast concrete panel lower elevations and profile metal sheet upper elevations, beneath a pitched fibre cement sheet roof.

5.0 Agricultural Justification

As listed above, the agricultural need for the buildings arises due to the loss of the buildings at Harvel House Farm. The new buildings are required as a new base of operations with the priority requirement being for storage of agricultural machinery and implements. A list of machinery that was formerly stored at the existing buildings under cover at Harvel House Farm is listed below:

New Holland 945 Baler	McConnell Balepacker
McCormick LB 8.70 big baler	Claas 250 round baler
Claas 250 disc mower	Claas 320 rake
Massey Ferguson 540 tedder	Fendt 5255L combine with 5.4m header
Konskilde grain cleaner	Kuhn Precis 1100 fertiliser spreader
Knight 24m sprayer	McHale round bale silage wrapper
Agromet 9 tonne trailer with sheep food	AS Marston trailer with pig food
Ransomes potato planter	

With the loss of these farm buildings, replacement storage is now required. In addition to the machinery that was formerly stored at Harvel House Farm, for much of the year, the following machinery is also stored outside:

Massey Ferguson 6490 tractor	Cousens potato ridger
Massey Ferguson 6616 tractor	Howard potato bed former
Massey Ferguson 5420 tractor	140 wooden potato boxes
Massey Ferguson 6160 tractor and loader	Lemken Europol 5 furrow reversible plough
Manitou MLT 630 telehandler	Lemken 110 three furrow reversible plough
Massey Ferguson 34 combine harvester and 5.m header	Weaving 3m Sublift
Shelbourne Reynolds Stripper header	Weaving 4m folding discs
Grimme potato harvester	Parmiter 3m discs
Bomford 6m folding pigtail harrow	Kvernland 4m folding combination cultivator
Parmiter 9m folding arable harrows	6m folding chain harrows
Opico 6m folding ring rolls	Blench 3 leg subsoiler
Upton 3m flat roll	Krone 3m power harrow
Maschio Nordsten 3m power harrow drill combination	Kockerling AT400 min till drill
Konskilde 4 row maize drill	Accord Fertiliser spreader
5000 litre slurry tanker and injector	AS Marston dung spreader
AS Marston 10 tonne grain trailer	Massey Ferguson 10 tonne grain trailer
Marshall 16 tonne grain trailer	Bale trailers x 3
Ifor Williams TA510 livestock trailer	Ifor Williams 12 ft flat trailer
2000 litre water bowser	Bomford Kestrel hedgecutter
Kidd 3m flail topper	RSL tree shear on Hyundai LT14
Proteck 900s post knocker	Wider Muli 4wd tool carrier
Toyota Hilux Dropside	Isuzu D-max pickup
Mercedes 1317 livestock wagon	Renault Magnum grain wagon
Stock of gates, hurdles, netting and fencing sundries, steel stocks and timber	Dual wheels and spare wheels
Tractor attachments, e.g. loader buckets and forks, weights etc	Weaving 759 pan mixer
	200 tonnes baled straw

Furthermore there is a range of further implements and less wearing machinery which is also stored outside including presses, sheep, cattle and pig handling equipment and more, but these are generally considered to be durable enough to remain outside.

As can be seen from the Google Earth image below, much of the machinery is stored around the yard site:



For illustrative purposes only

The farm has a significant inventory of machinery owing the range of produce it makes. Priority is currently given to machinery owing to its value, or greater susceptibility to weather and rust, or with more technical components that require being stored in weather-proof conditions. Furthermore, the farm is subject to legal requirements to ensure that all fertiliser is stored under cover and behind locked doors. As stocks of fertiliser deplete, the space created allows for the storage of further machinery.

During harvest, the buildings are required as a dump store for grain until it can be sold at a suitable price. As such, the proposed buildings will benefit from concrete walling elevations, which in turn provides extensive security for the stored machinery and implements.

6.0 Flood risk

The Environment Agency Flood Risk Map indicates that the proposed site falls within Flood Zone 1 which means the site is considered to be at low risk from flooding.

7.0 Designations

The site does not fall within any environmental, heritage or landscape designations. The site is not subject to any planning or special designations.

The Site itself is free of the following constraints:

- National Park;
- Area of Outstanding Natural Beauty (AONB);
- Conservation Area;
- Regional/Country Park;
- SSSI or other locally designated wildlife sites (SNCI);
- Scheduled Ancient Monuments
- Ponds and watercourses
- Groundwater Protection Zone

8.0 Planning History

We have undertaken a search of the Local Authorities planning portal and found no applications pertinent to the application site.

9.0 Compliance with Part 6 Class A

Permitted Development

- A. The carrying out on agricultural land comprised in an agricultural unit of 5 hectares or more in are 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 agricultural holding is greater than 5 hectares, the proposal comprises the erection of a building which we contend is reasonably necessary for agriculture.

Development Not Permitted

A1.

- (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 parcel of land on which the development is proposed extends to greater than 20 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;
There has been no development carried out under Class Q or S of Part 3 on this agricultural holding.
- (c) it would consist of, or include, the erection, extension or alteration of a dwelling;
The proposal does not include the provision of or changes to a dwelling
- (d) it would involve the provision of a building, structure or works not designed for agricultural purposes;
As described above, the building is required for agricultural purposes
- (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;

- The area occupied by the two proposed buildings would amount to 826.86m²
- (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 proposed location is not within 3 km 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 proposed building will be 6.236 metres tall.
 - (h) any part of the development would be within 25 metres of a metalled part of a trunk road or classified road;
The buildings will be more than 25m from a metalled 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 proposed for livestock or slurry storage.
 - (j) it would involve excavations or engineering operations on or over article 2(4) land which are connected with fish farming; or
The building is not proposed for fish farming.
 - (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 is not proposed to be used as a biomass boiler or anaerobic digestion system

Conditions

A.2 (1) Development is permitted by Class A subject to the following conditions-

- (a) (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;
The building is not proposed for these uses.
 - (b) (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;
The proposal does not involve the extraction of minerals.
 - (c) (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 surface and any materials so brought are incorporated forthwith into the building or works in question.
No waste materials from elsewhere are to be brought onto the land.
- (2) Subject to sub-paragraph (3), development consisting of—
- a) the erection, extension or alteration of a building;
 - b) 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
 - (d) 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;
 - (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;
Please see attached application and submitted documents.
 - (iii) the development must not begin before the occurrence of one of the following—
 - (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;

(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
(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;

The applicant acknowledges these requirements.

- (iv) where the local planning authority give the applicant notice that such prior approval is required, the applicant must—
 - (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
 - (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;
- (v) the development must, except to the extent that the local planning authority otherwise agree in writing, be carried out—
 - (aa) where prior approval is required, in accordance with the details approved;
 - (bb) where prior approval is not required, in accordance with the details submitted with the application; and
- (vi) the development must be carried out—
 - (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;
 - (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).

The applicant acknowledges these requirements.

(3) The conditions in sub-paragraph (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.

The applicant acknowledges these requirements

(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).

The applicant acknowledges these requirements

- (5) Where development consists of works for the erection, significant extension or significant alteration of a building and—
- (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
 - (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 within the unit permanently ceased,

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.

The applicant acknowledges these requirements

(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.

Noted

(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.

Noted

10.0 Conclusion

We consider the above proposal is in accordance with Part 6 Class A of the General Permitted Development Order 2015 [Amended]. For the reasons outlined in this statement, the council are respectfully asked to grant permission for this development.