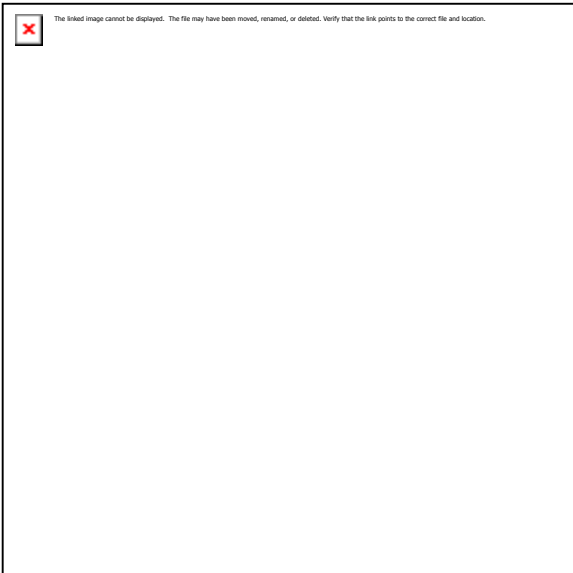




Delegated Report

Prior Approval Application

Planning Application No: 20220443

Location: Grove Farm Gravesend Road Higham Rochester

Description: Determination as to whether prior approval is required for erection of a fully enclosed steel framed agricultural building.

Applicant: Mr Richard Whitebread, R A Whitebread (Farms) Ltd

Site Visit Date: Desktop Assessment

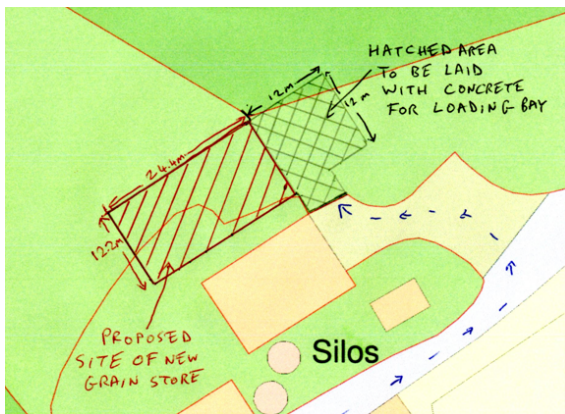
Submitted Documents/Plans

Application form;
Covering letter – 21st April 2022;
OS Plan;
Photograph of similar buildings; and
Aerial photograph.

Relevant Planning History

Reference	Description	Decision	Decision Date
20181241	Determination as to whether prior approval is required for erection of a grain store.	Prior Approval not required	17.12.2018

*20181241 relates to a grain store located to the north of the application site.



Planning Policies

The application is made under the Town and Country Planning (General Permitted Development) Order 2015 (as amended) Schedule 2 Part 6. The test as to whether prior approval is required falls under the criteria in this part. The development plan policies are not relevant.

Consultations, Publicity and Representations

Rural Planning (Comments from 20181241 – Helpful site context)

The application relates to a farm holding of 44 ha (109 acres) which is farmed by the applicant, together with a number of other areas of land in the Medway area. All the holdings are managed as one unit.

The Grove Farm holding has limited buildings at present, with the only dedicated grain storage being in two old silos which are no longer convenient for modern arable use, and which the applicant intends to demolish and replace with the proposed on-floor grain store. Some temporary use has been made of another shed on the site, but this has low walls and roof and is not designed for grain storage and the use for that purpose has split a wall.

The new store should hold in the region of 500 tonnes, which is rather more than Grove Farm produces in itself, and the capacity will allow for a certain amount of grain to be brought in from the applicant's other land, as may be necessary.

I confirm that the proposed building appears reasonably necessary for the purposes of agriculture on this unit, and appropriately designed and located for those purposes, in accordance with the relevant provisions in the GPDO.

Officer's Analysis

This application is made under the Town and Country Planning (General Permitted Development) Order 2015 (as amended) Schedule 2 Part 6 and the tests are whether or not prior approval is required as to the siting, design and external appearance of the buildings and in the first instance whether the buildings as proposed are in any event permitted development or whether planning permission is required.

The site is within the Green Belt, but Green Belt policy in the NPPF (2021) indicates that that one of the exceptions to inappropriate development is if new buildings are for agriculture and forestry.

The application relates to a farm holding of 44 ha (109 acres) which is farmed by the applicant, together with a number of other areas of land in the Medway area. All the holdings are managed as one unit.

The first test is whether the buildings would fall within the provisions of Article 3 of and Part 6 of schedule 2 to the Town and Country Planning (General Permitted Development) Order 2015, as amended.

The applicants advise that the proposal falls within Class A of Part 6 of the GPDO as being a development

on a unit of 5 hectares or more and would fall within Class A as being (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 application will conform with the following

- (a) The parcel of land where the development will be constructed exceeds 1.0 hectares.
- (b) It does not relate to a dwelling.
- (c) It does not result in the erection, extension or alteration of a dwelling
- (d) The building is designed for agricultural purposes.
- (e) The ground area covered with building is 135m²
- (f) The site is not within 3km of an aerodrome.
- (g) The height of the buildings will not exceed 12m (3.85m) (application form contains all dimensions)
- (h) The development will not be within 25m of the metalled part of a trunk or classified road.
- (i) The buildings will not be used for livestock or storage of sewage sludge.
- (j) The development is not related to fish farming.
- (k) The development does not relate to a biomass boiler or an aerobic digester.

With regard to the siting the applicant has considered the location carefully and is proposing to have the building located adjacent to the existing hardstanding between existing buildings. The applicant confirmed on the phone on 28.6.22 that the siloes where the barn will be constructed have been removed a number of months ago.



Materials are listed on the application form and will be similar to the following.



Conclusion & Recommendation

Therefore it is concluded that Prior Approval is not required for the siting, design and appearance of the proposed agricultural building.

(For detailed conditions / reasons for refusal and informatives, see draft Decision)

Case Officer:	Mr Richard Hart	Team Leader:	Miss Faye Hobbs
Signed:	<i>R Hart</i>	Signed:	
Dated:	28th June 2022	Dated:	29 June 2022