JAP Chartered Architects

Supporting Statement

To Accompany a Prior Approval Application
for the Erection of a New Agricultural Storage Building
at
Land to the South of
Mill Lane,
Ashley

Ref: 1863/260925/SS

1.0 Introduction and Proposal

1.1 This statement has been prepared in support of an application for prior approval under Schedule 2 Part 6 Class A of the GDPO 2015 for the erection of an agricultural building. The statement outlines how the proposal complies with the permitted development rights.

2.0 Site Description and Proposals

2.1 The application site lies to the south of Mill Lane on the south eastern edge of the village of Ashley and to the south of Altrincham. The site is surrounded by the River Bollin. It falls under the authority of Manchester City Council where it is designated as being within an area of Green Belt.

2.2 Including this parcel of land, the applicant owns 5.4 hectares of agricultural land within the local area (as shown on the land ownership plan below) and the building is being constructed to support this. The applicant has the following County Parish Holding (CPH) number: 06/014/0159. He is a member of the Shropshire sheep society and has the following flock / herd mark: 43212. His Animal and Plant Health Agency (APHA) ID number is C1352619.

2.3 The proposals under this application are to construct a new agricultural building on the site to house the agricultural equipment and machinery associated with working the agricultural land under the applicant's ownership. The proposed building is a steel portal frame building constructed of plastic coated steel roofing and cladding. The building has been designed to be built into the existing topography of the land with two separate bays and a roller shutter door for accessing with larger machinery / equipment and a personal door for pedestrian access.

2.4 The items of machinery, equipment and feed to be stored in the building are as follows:

- 30 to 35 round bales per year
- Tractors
- Mower conditioner
- Flail mower
- Hay tedder
- Chain harrows
- Land roller
- Crop sprayer













Photographs of Machinery and Equipment to be stored in Proposed Building



Applicant's Additional Agricultural Land Ownership in Local Area

3.0 Relevant Planning Legislation

3.1 The proposal should be assessed against Schedule 2, Part 6, Class A of the of the Town and Country Planning (General Permitted Development) (England) Order 2015 (GDPO2015) which allows for '*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*'. As above, the purpose of the building is clearly for agricultural development to house cattle. The following will now assess the proposals against the criteria included under Part A.

4.5 Part A goes on to state that '*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 application site itself measures 1.01 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;

No Part Q or Part S development has ever occurred on the site.

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

The proposals are not to erect, extend or alter a dwelling.

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

The building has been clearly constructed for the purposes of agricultural storage.

(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;

The proposed building measures 210sqm.

(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;

As the building is within 3km of the perimeter of an aerodrome, the height of the building has been set at 3 metres from the access road.

(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;

N/A.

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

The site is not within 25m 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, within 400 metres of the curtilage of a protected building;

The building is not for the accommodation of livestock or storage or slurry or sewage sludge.

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

N/A

(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.

N/A

(l) the erection of extension of a building would be carried out on land or a building that is, or within the curtilage of, a scheduled monument

The building is not within the curtilage of a scheduled monument.

5.0 Summary and Conclusion

5.1 It is considered based on the above that the agricultural building would accord with the limitations of development permitted by Class A of Schedule 2, Part 6 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). Prior approval should therefore be granted in line with the proposals.

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