



COMPLIANCE STATEMENT

**AGRICULTURAL STORE | NORTH MOOR FARM | BELTON**

## 1.0 Statement

This Compliance Statement has been prepared by keystone**architecture** on behalf of the Applicant to accompany an Application for Prior Approval, for a proposed General Agricultural Store, including the demolition of an existing Store, at North Moor Farm, Belton, North Lincolnshire, DN17 4DA.

The Local Planning Authority is North Lincolnshire Council.

The site is not located within a Conservation Area or within the curtilage of a Listed Building.

The proposed Store is intended to provide general agricultural storage capacity for the site extending to approximately 500 ha, forming part of a wider holding farmed by the Applicant in the local area.

The Application includes the demolition of current building, which is derelict, considered unsuitable and has come to the end of its economic lifespan.

The proposed Store extension is approximately 5.500m high to the eaves and 7.000m high overall, with an additional footprint area of approximately 165m<sup>2</sup>. The Agricultural Store is necessary to store farming equipment and supplies to support the running of the agricultural holding, which is undertaken by the Applicant.

The current store is insufficient and unsuitable for the required storage capacity needs of the farm.

The proposed structure will meet a clear need to store agricultural equipment and supplies that can be used on this large agricultural holding and is therefore reasonably necessary for the purposes of agriculture and is clearly designed for such purposes.

## 2.0 Compliance

The proposals are assessed against the Part 6 Class A of the General Permitted Development Order 2015 (as amended), and are not considered to conflict with any of the identified circumstances, as below:

*Class A – agricultural development on units of 5 hectares or more.*

*Permitted development:*

*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.*

As indicated, the Application relates to the extension of an agricultural building on an existing agricultural holding of approximately 500 ha. The building will be used for the storage of general supplies and equipment relating to the agricultural business. It is therefore considered to be necessary for agriculture.

*Development not permitted*

*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 wider site is over 500 ha.

*(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 development under Class Q or S has been carried out.

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

The proposal is for an agricultural store.

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

The agricultural store shall be used for agricultural purposes only.

*(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*

The building is for storage only.

- (ii) any building erected or extended or altered by virtue of Class A, would exceed [F11,000 square metres], calculated as described in paragraph D.1(2)(a) of this Part;*

The additional building footprint would total 165m<sup>2</sup>, less than 1,000m<sup>2</sup>.

*(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;*

There is no aerodrome within 3 kilometres of the site.

*(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 building is 7.000m in height, at its highest point.

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

There is no trunk or classified road with 25 metres of the site.

*(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 to be used for general agricultural storage only.

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

The proposals are not connected to 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 will not be used for the storage of fuels or waste products.

### 3.0 Conclusion

Having established that the proposed store is necessary for the purposes of agriculture and meets the relevant conditions and limitations of Part 6 Class A of the GPDO, it is now relevant to assess whether the proposed structures will have a significant impact on its surroundings by virtue of their siting, design and external appearance.

The site forms part of an existing farm at North Moor Farm, Belton, within the open countryside and within land which is protected under LC14 – Historic Landscape.

The proposed building would sit to the South of a larger existing agricultural building and partially over the existing footprint of a smaller agricultural building, to be demolished.

North Moor Farm is a large working farm, spreading over 500 hectares, and the proposed store extension would have a total footprint area of around 588m<sup>2</sup>, replacing a smaller building with a footprint of around 74m<sup>2</sup> and increasing the size of an existing agricultural store.

The proposed new building would consist of a steel portal frame construction under a profiled metal roofing sheets, with profile sheeting to the majority of sides, with concrete panels to the lower section.

The external colour of the cladding will be mid-grey roofing with concrete grey panels.

Policy RD2 of the Local Plan requires consideration to be given to the character and appearance of the open countryside in terms of siting, scale, massing, design and use of materials.

The building, although large, is located amongst existing silos, and its remote location makes the site unseen from public vantage points and the closest highways. The proposals will therefore not impact negatively on the open countryside.

The proposed scale and finish of the building would be considered suitable for an agricultural building in the countryside for the storage of general agricultural equipment and supplies. While the building would be large, it is not considered out of character and would conform with the existing farm buildings.

In conclusion, having regard to the above assessment, it is considered that the proposed agricultural storage building does not require Prior Approval, as it meets the requirements set out in Part 6 Class A of the Town and Country Planning (General Permitted Development) Order 2015.